

AGENDA
WYOMING PLANNING COMMISSION
TUESDAY, MARCH 17, 2026
7:00 P.M.

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

APPROVAL OF AGENDA

PUBLIC COMMENT ON NON-PUBLIC HEARING AGENDA ITEMS

This public comment period is reserved for comment on non-public hearing items only. It is important to note this is not an opportunity for dialog or debate, but an opportunity to provide comment to the Planning Commission. Upon approaching the podium, please begin by providing your name and address. There is a 3 minute limit per person.

PUBLIC HEARING

1. Request for a rezoning from I-1 Light Industrial District to I-2 General Industrial District at 1957 Beverly Ave SW (Section 10) (Leedy Manufacturing Company LLC, 1957 Beverly LLC).
2. Request for a special land use for trucks exceeding 5,500 pounds in vehicle weight and truck trailer sales and display, rental and repair at 3529 Lousma Dr SE (Section 18) (Mike McInerney, Kemal Hamulic).
3. Request to amend Zoning Code Sections 90-201 "Definitions A", 90-219 "Definitions S", 90-220 "Definitions T", 90-320 "Automobile service stations and public garages", 90-407B "Principal permitted uses", 90-408B "Permitted uses after special approval", 90-425B "Permitted uses after special approval", 90-430B "Principal permitted uses", 90-431B "Permitted uses after special approval", 90-508 "Requirements for permitted uses after special approval" (Wyoming Planning Staff).

OLD BUSINESS

NEW BUSINESS

INFORMATIONAL

4. Learning & Growth

PUBLIC COMMENT

This public comment period is reserved for any comments. It is important to note this is not an opportunity for dialog or debate, but an opportunity to provide comment to the Planning Commission. Upon approaching the podium, please begin by providing your name and address. There is a 3 minute limit per person.

ADJOURNMENT

THESE MINUTES ARE SUBJECT TO FORMAL APPROVAL BY THE WYOMING
PLANNING COMMISSION AT ITS REGULAR MEETING OF MARCH 17, 2026

PLANNING COMMISSION
MEETING MINUTES OF FEBRUARY 17, 2026
CITY COUNCIL CHAMBERS
CITY OF WYOMING, MICHIGAN

MEMBERS PRESENT: Gilreath-Watts, Hall, LaPlaca, Micele, Randall, Smart, Zapata

MEMBERS ABSENT: Lamer, Weller

STAFF PRESENT: Hofert, Director of Community & Economic Development
Smith, Assistant Director of Community and Economic
Development
Blair, Planner II
Hyble, Planner I
Zuniga, Recording Secretary

CALL TO ORDER

Chair Micele called the meeting to order at 7:00 PM.

A motion was made by Randall, supported by Gilreath-Watts, to excuse Lamer and Weller.

APPROVAL OF MINUTES

The minutes of January 21, 2026 were approved to stand as read.

APPROVAL OF AGENDA

The agenda was approved to stand as read.

PUBLIC COMMENT ON NON-PUBLIC HEARING AGENDA ITEMS

Micele opened the public comment period for non-public hearing agenda items at 7:01 PM.

There was no public comment, and the public hearing was closed.

AGENDA ITEM NO. 1

Request to amend Zoning Code Sections 90-201 "Definitions A", 90-211 "Definitions K", 90-401B "Principal permitted uses", 90-402B "Permitted uses after special approval", 90-413B "Permitted uses after special approval", 90-425B "Permitted uses after special approval", 90-431B "Permitted uses after special approval", 90-508 "Requirements for permitted uses after special approval", 90-1406 "Corridor center area (CC)", 90-1407 "Corridor urban area (CU)", 90-1408 "Corridor general area (CG)", 90-1409 "Corridor sub-urban area (CS)", 90-1410 "Corridor edge area (CE)", 90-1411 "Corridor neighborhood area (CN)", and 90-2101 "Definitions A" (Wyoming Planning Staff)

Blair explained that from time to time, it is necessary for the Planning Staff to review the zoning ordinance for any additions, deletions, or corrections that may be necessary to maintain the spirit and intent of the document. Blair noted that this amendment was requested by a business owner at the recent January 5th City Council meeting. This business owner made a case that the definition of kennels and their allowed locations were out of date and overly restrictive.

Blair explained that the recommended amendments are to update an existing definition of animals and kennels and expand the opportunity for less intense, but similar, uses within the city's commercial corridors.

Blair then walked through the recommended text amendments, explaining staff's reasoning for updating the following sections:

Updating Definitions (Sections 90-201, 90-211, and 90-2101)

This change is to multiple sections of both the Euclidean and Form Based Codes in an effort to bring all elements of Kennels, Animal Daycare / Grooming, and Animal Boarding under one definition. This new definition clarifies the standards for what is considered Animal Daycare (Not Overnight Care, Indoors Only), Animal Boarding (Overnight Care, Indoors Only), and Kennels (Overnight Care, Indoor or Outdoor). This change also updates the Euclidean code definitions of Domestic and Exotic Animals, while also providing a new definition of Livestock Animals.

Allowing Animal Daycares and Grooming Facilities (90-401B, 90-1408, 90-1409, 90-1410)

With the new definition of Animal Daycare and Grooming Facilities, Staff is recommending that businesses that focus on pet maintenance or daytime care be allowed to do so as a principal permitted use in the B-1 Neighborhood Business District, as well as the Form Based Code Corridor Suburban, Corridor General, and Corridor Edge Districts.

Importantly, by adding this use to the B-1 list of principal permitted uses, this would also allow this use as principal permitted use in the B-2 General Business District and the B-3 Planned Shopping District as well.

Allowing Animal Boarding Facilities (90-402B, 90-413B, 90-1410)

With the new definition of Animal Boarding facilities, Staff is recommending that businesses that wish to board pet animals overnight be allowed to do so as a Special Land Use in the B-1 Neighborhood Business District and the B-3 Planned Shopping Business District.

Importantly, by adding this use to the B-1 list of Special Land Uses, this would also allow this use as a Special Land Use in the B-2 General Business District as well.

Additionally, staff is recommending this use be Permitted By Right in the Corridor Edge District of the Form Based Code, but be restricted to Division Avenue only. This would limit them to the area south of 54th St SW, but would allow them to be built with a more streamlined, administrative process.

Lessening restrictions on Kennels (90-430B and 90-431B)

Currently, Kennels are only allowed in the I-2 General Industrial District as a Special Land Use. In order to allow for more flexibility in the use type, Staff is recommending Kennels be allowed in the I-1 Light Industrial district as a Special Land Use. This would still allow them in the I-2 district, but would provide more opportunities for Animal Boarding that wishes to have outdoor exercise and play spaces to find a suitable parcel in a district that is already expected to have increased levels of noise.

Updating Form Based Code Tables (90-1406, 90-1407, 90-1411)

While making changes to the Form Based Code Tables for Corridor Suburban, General, and Edge, Staff must also update the tables for Corridor Urban, Center, and Neighborhood. While there are no additional uses being allowed in these districts, it has been standard practice to make the "Specific Use" column uniform across all of the Form Based Code Districts.

Blair said The Development Review Team recommends that Planning Commission adopt the proposed text amendments to Sections 90-201 "Definitions A", 90-211 "Definitions K", 90-401B "Principal permitted uses", 90-402B "Permitted uses after special approval", 90-413B "Permitted uses after special approval", 90-425B "Permitted uses after special approval", 90-431B "Permitted uses after special approval", 90-508 "Requirements for permitted uses after special approval", 90-1406 "Corridor center area (CC)", 90-1407 "Corridor urban area (CU)", 90-1408 "Corridor general area (CG)", 90-1409 "Corridor sub-urban area (CS)", 90-1410 "Corridor edge area (CE)", 90-1411 "Corridor neighborhood area (CN)", and 90-2101 "Definitions A" and recommend the same to City Council.

Micele opened the Public Hearing at 7:08PM.

There was no public comment, and the hearing was closed.

A motion was made by Zapata, supported by LaPlaca to approve the zoning code amendments and recommend the same to City Council.

A vote on the motion passed unanimously.

AGENDA ITEM NO. 2

Planning Commission Annual Report (Wyoming Planning Staff)

Hyble presented the annual report to the commissioners.

A motion was made by Smart, supported by Gilreath-Watts, to accept the Planning Commission Annual Report.

A vote on the motion passed unanimously.

OLD BUSINESS

NEW BUSINESS

INFORMATIONAL

Learning & Growth

Randall and Micele explained that for the next couple of months they would all be sharing how they prepare for Planning Commission meetings. Randall and Micele shared how they prepare for planning commission meetings.

PUBLIC COMMENT

Micele opened the public hearing at 7:33PM.

Dan Jones, 1032 Royal Oak St SW, spoke to commissioners and wanted to know why there couldn't be a 2-way conversation between residents and board members during the meeting. He also wanted to know when there would be a detailed handout for the R-2/R-3 rezoning project. He said he had received information from the planning department, but it was general and vague, and he would like a more detailed print out.

Carson Hall, 2432 Boulevard Dr, introduced himself for the record.

The public hearing was closed at 7:37PM.

Hofert then spoke to commissioners to inform them that this was Smith's last meeting as he is moving on to another opportunity and she thanked Smith for 10 years of service with the city. Hofert also introduced Joel Klaassen as the acting director of the Community and Economic Development department.

ADJOURNMENT

The meeting was adjourned at 7:39 PM.

Audrey Zapata, Secretary
Wyoming Planning Commission

Rose Zuniga, Recording Secretary
Wyoming Planning Commission

WYOMING PLANNING COMMISSION
AGENDA ITEM
NO. 1

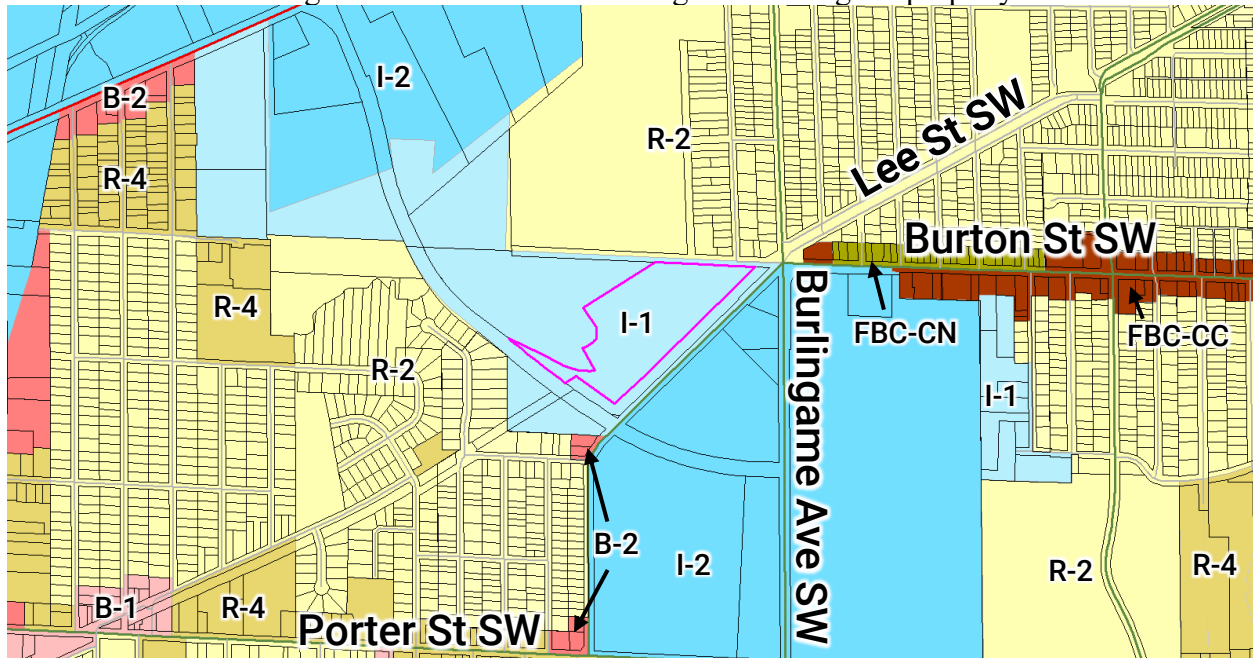
DATE DISTRIBUTED: March 10, 2026
PLANNING COMMISSION DATE: March 17, 2026
ACTION REQUESTED: Request for Rezoning from I-1 Light Industrial District to I-2 General Industrial District
REQUESTED BY: Leedy Manufacturing Company LLC, 1957 Beverly LLC
REPORT PREPARED BY: Colton Hyble, Planner I

GENERAL LOCATION DESCRIPTION:

The property is located at 1957 Beverly Avenue SW. The property is approximately 12.93 acres and is located along Beverly Avenue SW, southwest of the intersection of Burton Street SW and Burlingame Avenue SW.

EXISTING ZONING CHARACTERISTICS:

The site is zoned I-1 Light Industrial District. Zoning surrounding the property follows:



North: R-2 Residential District, I-2 General Industrial District
South: I-1 Light Industrial District, I-2 General Industrial District, B-2 General Business District, R-2 Residential District
East: I-2 General Industrial District, Form Based Code: Corridor Center, Corridor Neighborhood, I-1 Light Industrial District, R-4 Residential District
West: I-1 Light Industrial District, R-2 Residential District, R-4 Residential District, B-2 General Business District

EXISTING LAND USE:

The site currently has one building within the 12.93 acre parcel. Uses surrounding the sites are the following:



North: Residential – Single Family, Battjes Park, Industrial – Wholesaling, Supply Store, Contracting, Manufacturing

South: Industrial – Packaging, Waste Management, Distribution, Truck Transport, Residential – Single Family

East: Industrial – Truck Repair, Supply Store, Manufacturing, Public – Fire Station #1, Commercial – Professional Services, Financial Institution, Bakery, Restaurant, Florist, Gas Station, Automotive Repair

West: Industrial – Contractor, Storage, Manufacturing, Residential – Single Family, Multi-Family

PROJECT INFORMATION:

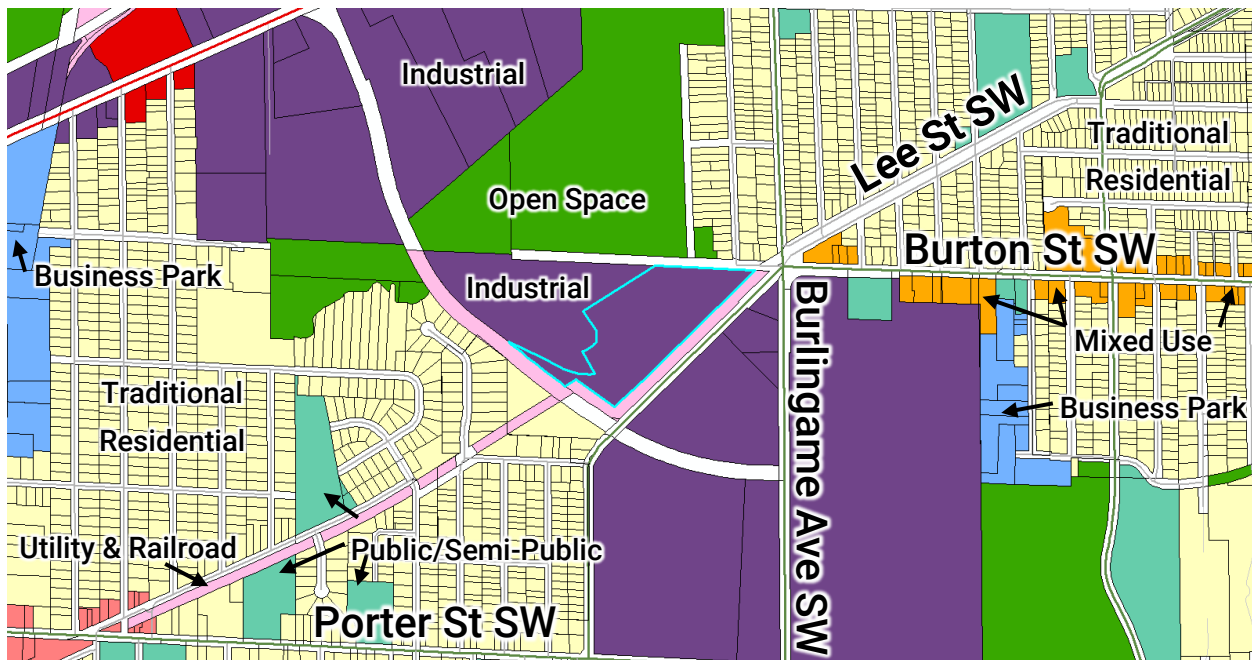
The applicant is proposing to rezone the property at 1957 Beverly Avenue SW to I-2 General Industrial District. The parcel is adjacent to existing I-2 zoned parcels to the west and south along Beverly Avenue SW and Burlingame Avenue SW. There are established I-2 parcels along Chicago Drive SW to the northwest of the proposed rezoning. The applicant intends to redevelop the site to allow for fabrication and machining activities allowed within the I-2 General Industrial District.

CONFORMANCE WITH ORDINANCE STANDARDS AND FINDINGS OF FACT:

Section 90-516(6) establishes general review standards for rezonings:

(a) *Consistency with the adopted master plan;*

The City's Master Plan, Wyoming [re] Imagined was adopted in 2021. The future land use map identifies this parcel as Industrial. This designation includes uses involving manufacturing, processing, storage, and distribution. The master plan calls for these uses to be clustered near established freight corridors and properly buffered to limit the impact on adjacent uses. The proposed rezoning allows for the redevelopment of a vacant industrial facility within an established industrial district. Redevelopment of this site allows for continued industrial activity that will meet all applicable buffer and screening requirements.



(b) *Compatibility of the allowed uses with existing and future land uses;*

Both the existing and future land uses agree with the continued industrial use of this site. With the proposed rezoning, the property would be able to support redevelopment and future industrial uses proposed by the applicant. The rezoning would also allow for the continuation of existing permitted uses under I-1. The I-2 General Industrial District aligns with the Industrial future land use designation in this existing industrial corridor of the City.

(c) *Capability of the property to be served by public services;*

The property is currently served by public services and utilities.

(d) *Ability of the property to be used as currently zoned; and*

The parcel is currently zoned I-1, which allows for limited industrial activities. The site currently has an approximately 180,000 sq. ft. building on the 12.93 acre site, which has limited potential under I-1 zoning restrictions. A single user is likely unable to utilize the space effectively, and multiple users inhabiting a site of this size can create traffic challenges. The site has been vacant for the past three years, which demonstrates some of the challenges to use the property as currently zoned. A single industrial user can utilize the entire site with expanded industrial activities permitted, which allows for redevelopment to occur at the same time.

(e) *Appropriateness of all uses allowed within the proposed district at the property location.*

Allowable activities within the I-2 General Industrial District are suitable for this site when considering the nature of manufacturing activities and adjacent I-2 uses. Within the I-2 District, all manufacturing activities must be conducted within an enclosed building, which the site has the ability meet. Other uses similar in building size and acreage of the proposed site are located nearby along Beverly Avenue SW, Burlingame Avenue SW, and Chicago Drive SW.

STAFF COMMENTS

(A) *Dimensional Standards*

1957 Beverly Avenue SW exceeds all development standards for the I-2 General Industrial District, which includes a minimum lot area of 1 acre and minimum lot width of 100 feet.

(B) *Location*

The parcel is located along Beverly Avenue SW, less than one mile from interstate I-196 to the northwest. Nearby uses include other established industrial activities and railroad property. The City's Public Works Department plans to alter the nearby intersection of Burton Street, Beverly Avenue, and Burlingame Avenue in the summer of 2026. This intersection currently features traffic connecting from six different roads, which will be reduced. These changes will help to separate the industrial traffic from nearby residential traffic along Burton Street SW.

(C) *Process*

The Planning Commission is only considering the rezoning of this parcel. The rezoning will receive two readings at City Council.

- March 17 – Planning Commission considers rezoning request.
- April 6 – City Council hears the first reading of the rezoning request.
- May 4 – City Council hears the second reading of the rezoning request.

CONFORMANCE WITH THE CITY OF WYOMING SUSTAINABILITY PRINCIPLES:

Sustainability: The advancement and promotion, with equal priority, of environmental quality, economic strength, and social equity so that a stable and vibrant community can be assured for current and future generations.

The proposed rezoning advances economic strength through the redevelopment of a vacant industrial site. Wyoming's industrial sector is characterized by low vacancies and high demand, and this project could bring a substantial investment and jobs to Wyoming if rezoned to I-2 General Industrial District.

PLANNING COMMISSION ACTION:

The Development Review Team recommends the Planning Commission grant the I-2 rezoning request at 1957 Beverly Avenue SW and recommend the same to City Council.

DEVELOPMENT REVIEW TEAM:

Nicole Hofert, Deputy City Manager

Aaron Vis, Director of Public Works

Lew Manley, Building Official

Kip Snyder, Director of Public Safety

Joel Klaassen, Acting Director of Community and Economic Development

**PROJECT NARRATIVE IN SUPPORT OF
REQUEST TO REZONE 1957 BEVERLY AVE. SW**

February 11, 2026

Introduction

Leedy Manufacturing Company LLC (“Leedy”) seeks to rezone an approximately 13.69-acre parcel of land at the corner of Burton Street SW and Beverly Avenue SW from I-1 Light Industrial District to I-2 General Industrial District. The property, commonly referred to as 1957 Beverly Avenue SW (the “Property”), is outlined in red on Figure 1. The Property has approximately 1,300 feet of road frontage along Beverly Avenue SW and an average depth of more than 500 feet. The ALTA/NSPS Land Title Survey enclosed with this application, which is intended to serve as the Sketch Plan required for a rezoning application, shows the current improvements on the Property and all easements and rights of way affecting the Property.



Figure 1: Aerial Image of Property (Kent County GIS)

1957 Beverly, LLC, the owner of the Property, acquired the Property in early 2026 with the intent of redeveloping the Property for occupancy by Leedy. Originally founded in 1947, Leedy specializes in production machining, fabrication, and assembly of metal products and mechanical assemblies. Leedy now operates one of the most complete production facilities in the midwestern United States and has invested in state-of-the-art equipment and methods. As Leedy continues to grow, the company is pursuing a larger and updated facility to meet its needs. The property owner and Leedy will work together to revitalize the Property, and this application for rezoning is the first step in a process that will later involve detailed site plan approval after the zoning classification is established.

Application of Factors for Consideration of Requests for Rezoning

The following narrative discusses the factors provided in Section 90-516(6) of the City’s Zoning Ordinance, which will be applied to consideration of this request for rezoning:

(a) Consistency of the proposed zoning district and land uses that could occur in the proposed zoning district with the adopted master plan.

Rezoning the Property is consistent with the City’s Master Plan, which focuses on keeping industrial uses concentrated in designated areas and accomplishing the goal of promoting investment in the City’s existing industrial areas. The Master Plan describes the I-2 General Industrial District as the district designed for heavier industrial uses, including manufacturing and factories that work with metals, and that are found in the northern and western extremities of City limits (south of Burton Street SW). Leedy intends to use the Property for this purpose, as a manufacturing facility specializing in the machining and fabrication of metal products. The Property is also located directly in the targeted industrial area described in the Master Plan, as it abuts the south side of Burton Street SW in the City’s northwest corner, with clear access to the established freight corridor of Chicago Drive SW.

The Implementation Chart featured in the City’s Master Plan also recommends that the City “Pursue opportunities to consolidate older industrial properties for comprehensive redevelopment and accommodation of modern industrial buildings.” Leedy is requesting rezoning of the Property to accomplish this goal, to revitalize the Property for a modern, efficient industrial purpose. Rezoning the Property to allow for metal fabrication and manufacturing will allow Leedy to pursue redevelopment of a site within an existing industrial corridor that has otherwise sat vacant since February of 2024.

(b) Compatibility of the proposed zoning district and land uses that could occur in the proposed zoning district with existing and future land uses adjacent to and in the vicinity of the property proposed for rezoning.

Rezoning the Property to the I-2 General Industrial District will be consistent and compatible with the existing pattern of zoning in this area. The Property, highlighted in red on Figure 2, is directly across Beverly Avenue SW from properties currently zoned I-2. The adjacent properties at 2000 Beverly Avenue SW and 2025 & 2051 Burlingame Avenue SW are zoned I-2. The surrounding area also includes large sites zoned I-2 at 1701 Porter Street SW and 2100 Burlingame Avenue SW (the current General Motors Components facility). While there are a small number of residential parcels across Burton Street SW, these parcels already about an area of the City that has historically been used for industrial purposes – with the Property originally having been developed by Lorraine Car company for automobile manufacturing as early as 1919.

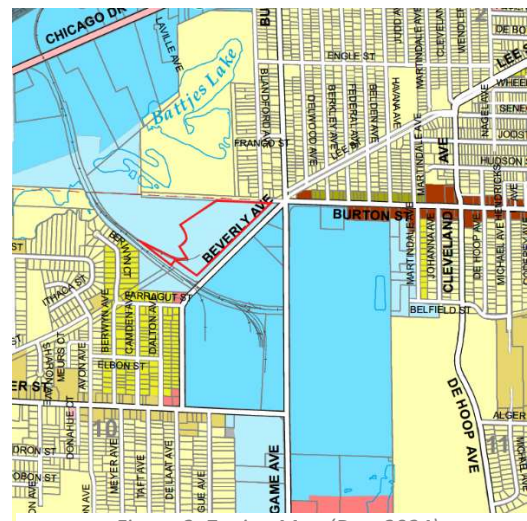


Figure 2: Zoning Map (Dec. 2024)

The future Land Use Plan incorporated into the City’s Master Plan also proposes that the Property should stay industrial, to accomplish the goal of continuing to concentrate industrial uses within designated industrial areas. The future Land Use Plan similarly proposes that the surrounding properties zoned I-2 should remain industrial.

(c) Whether existing or planned public infrastructure and services are sufficient to serve possible uses and development of the property after it is rezoned.

The Property is currently served by public services and utilities, which are sufficient to serve the industrial uses permitted in the I-2 General Industrial District.

(d) Whether the property can be used as currently zoned.

While the Property may technically be used for limited industrial purposes as currently zoned, the Property's I-1 Light Industrial District zoning limits the number of potential uses given the Property's 13.69-acre size and the scale of the existing 180,000-square-foot building. A parcel and building of this size are not well-suited for the limited manufacturing uses permitted within the I-1 district. The short list of permitted manufacturing uses limits the number of potential companies that can occupy or invest in redevelopment of this site. The scope of the Property calls for more involved manufacturing uses like those permitted in the I-2 General Industrial District, and for the Property to be consistent with the other larger parcels located in the surrounding I-2 district. The Property has sat vacant since February of 2024, further demonstrating that the Property's current zoning designation has limited the potential for a company to re-occupy and invest in this site.

(e) Whether all uses that could be made of the property if rezoned as requested are appropriate at the location of the property.

The list of uses permitted by right and the special land uses for the proposed I-2 General Industrial District are appropriate for the Property. Many of the permitted uses are typical uses found in the adjacent industrial area along Beverly Avenue SW and Burlingame Avenue SW – as well as the nearby industrial corridor along Chicago Drive SW. The Property's overall size and ability to accommodate parking needs, loading spaces and internal traffic circulation on-site demonstrates that the uses permitted in the I-2 district are appropriate for the Property.

Sketch Plan Waiver Requests

Enclosed with Leedy's application is an ALTA/NSPS Land Title survey showing existing conditions at the Property as of November 20, 2025. The ALTA/NSPS Land Title survey is intended to serve as the required Sketch Plan. Table A, attached to this narrative, explains the reasoning for the requested waivers from certain Sketch Plan requirements.

Conclusion

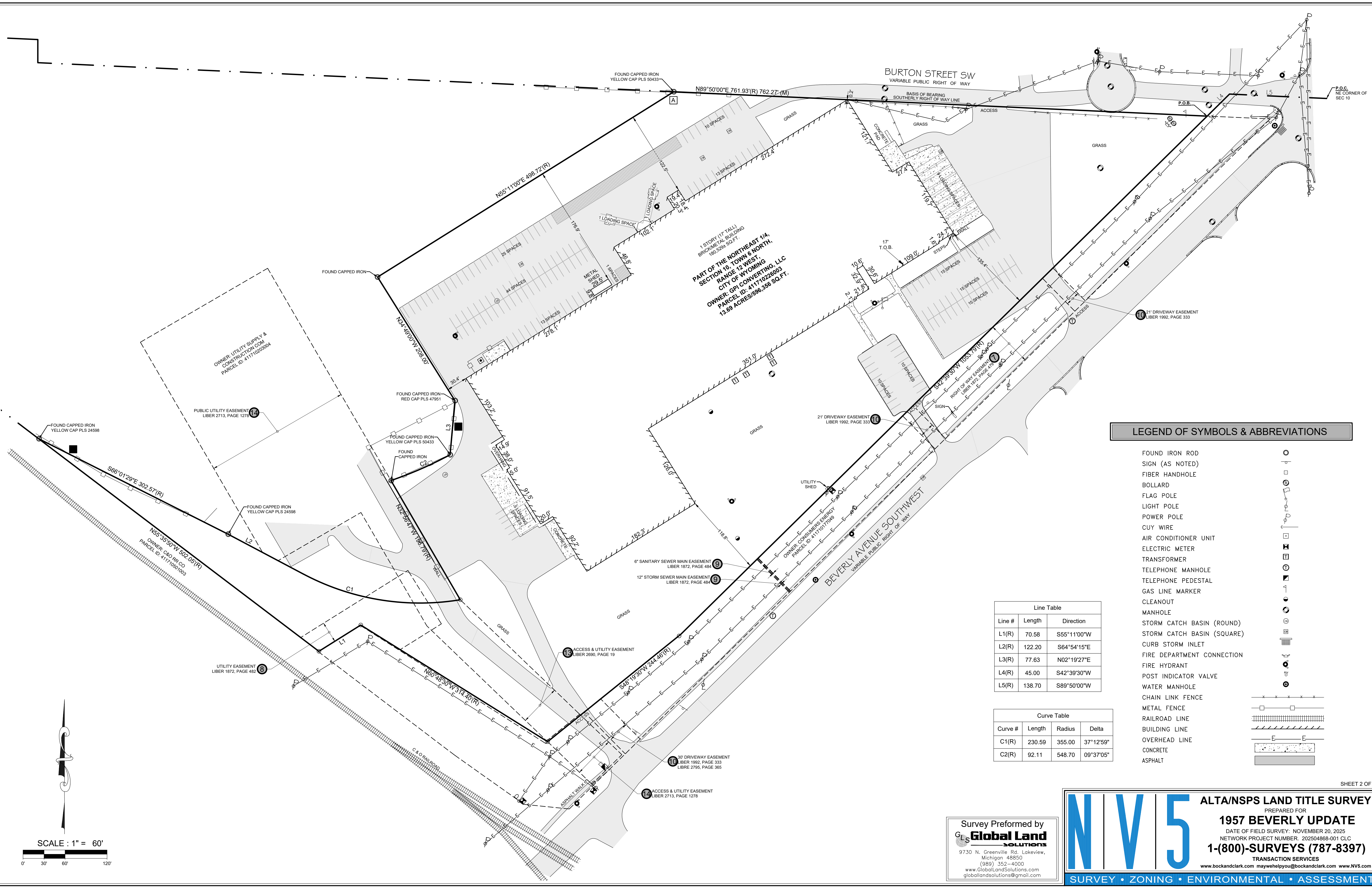
Leedy respectfully requests that the Planning Commission recommend that the Property be rezoned from I-1 Light Industrial District to I-2 General Industrial District based on the policies and recommendations of the City's Master Plan and the Property's suitability for redevelopment as a manufacturing facility specializing in machining and fabrication of metal products.

TABLE A

REQUESTED WAIVERS FROM CITY OF WYOMING DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS – SKETCH PLAN				
	Required Plan Data	Sketch Plan	Waiver Requested	Rationale for Requested Waiver
C. Site Data (<i>applicable data fields only</i>)				
C6	Location of existing drainage courses, floodplains, lakes and streams, wetlands with elevations, and woodlands	REQ	Yes	Property is not located within a floodplain and does not feature streams, wetlands, and woodlands. Infrastructure related to drainage and elevations will be provided with the full Site Plan for redevelopment of the property after consideration of the rezoning.
D. Access and Circulation (<i>applicable data fields only</i>)				
D8	Calculations for required number of parking and loading spaces	REQ	Yes	Property currently has 171 parking spaces and 14 loading spaces. Calculations with respect to updated requirements will be prepared with the full Site Plan for redevelopment of the property after consideration of the rezoning.
D10	Designation of fire lanes	REQ	Yes	Internal circulation and designation of fire lanes at the Property will be designed and considered with the full Site Plan for redevelopment of the property after consideration of the rezoning.
D11	Truck circulation plan showing turning templates for delivery trucks and emergency vehicles	REQ	Yes	Internal truck circulation and emergency vehicle access points the Property will be designed and considered with the full Site Plan for redevelopment of the property after consideration of the rezoning.

G. Information Concerning Existing and Proposed Utilities, Drainage, and Related Issues <i>(applicable data fields only)</i>				
G4	Indication of site grading, drainage patterns and other storm water management	REQ	Yes	A site grading plan and drainage plan will be prepared and submitted with the full Site Plan for redevelopment of the property after consideration of the rezoning.
H. Additional Info Required for Residential Development <i>(applicable data fields only)</i>				
H1	The number and location of each type of residential unit	REQ	Yes	The requested zoning district is an industrial district, and there is no plan to redevelop this property for residential use. Accordingly, this item does not apply.
H2	Density calculations by type of residential unit (dwelling units per acre)	REQ	Yes	The requested zoning district is an industrial district, and there is no plan to redevelop this property for residential use. Accordingly, this item does not apply.
H3	Garage or carport locations and details, if proposed	REQ	Yes	The requested zoning district is an industrial district, and there is no plan to redevelop this property for residential use. Accordingly, this item does not apply.
H5	Location, dimensions, and elevations of common building(s), if applicable	REQ	Yes	The requested zoning district is an industrial district, and there is no plan to redevelop this property for residential use. Accordingly, this item does not apply.

C:\Users\jbrun\OneDrive\Desktop\2025 Projects\2454\1\000-Data\250424 - 20250424 - 197 Beverly Update Project.dwg Plot: Sheet 2 of 2, Saved by: bockandclark on 12/22/2025 8:39 AM. Plotted by: Brandon Schmidt on 12/22/2025 1:53 PM



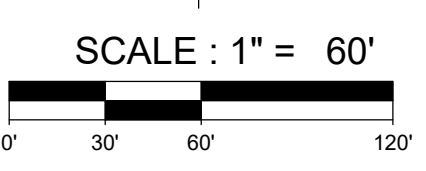
1 STORY (17 TALL)
BRICK/METAL BUILDING
168,528 SQ.FT.
PART OF THE NORTHEAST 1/4,
SECTION 10, TOWN 6 NORTH,
RANGE 12 WEST,
CITY OF WYOMING, LLC
OWNER: GPI CONVERTING, LLC
PARCEL ID: 411710226003
13.69 ACRES/696,356 SQ.FT.

LEGEND OF SYMBOLS & ABBREVIATIONS

- FOUND IRON ROD
- SIGN (AS NOTED)
- FIBER HANDHOLE
- BOLLARD
- FLAG POLE
- LIGHT POLE
- POWER POLE
- CUY WIRE
- AIR CONDITIONER UNIT
- ELECTRIC METER
- TRANSFORMER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- GAS LINE MARKER
- CLEANOUT
- MANHOLE
- STORM CATCH BASIN (ROUND)
- STORM CATCH BASIN (SQUARE)
- CURB STORM INLET
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- POST INDICATOR VALVE
- WATER MANHOLE
- CHAIN LINK FENCE
- METAL FENCE
- RAILROAD LINE
- BUILDING LINE
- OVERHEAD LINE
- CONCRETE
- ASPHALT

Line Table		
Line #	Length	Direction
L1(R)	70.58	S55°11'00"W
L2(R)	122.20	S64°54'15"E
L3(R)	77.63	N02°19'27"E
L4(R)	45.00	S42°39'30"W
L5(R)	138.70	S89°50'00"W

Curve Table			
Curve #	Length	Radius	Delta
C1(R)	230.59	355.00	37°12'59"
C2(R)	92.11	548.70	09°37'05"



Survey Performed by
Global Land Solutions
9730 N. Greenville Rd., Lakeview,
Michigan 48850
(989) 352-4000
www.GlobalLandSolutions.com
globallandsolutions@gmail.com

NV5 ALTA/NSPS LAND TITLE SURVEY
PREPARED FOR
1957 BEVERLY UPDATE
DATE OF FIELD SURVEY: NOVEMBER 20, 2025
NETWORK PROJECT NUMBER: 202504868-001 CLC
1-(800)-SURVEYS (787-8397)
TRANSACTION SERVICES
www.bockandclark.com maywehelpyou@bockandclark.com www.NV5.com

SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT

From: [Zuidema, Connor](#)
To: [Planning_Info](#)
Subject: Fw: City of Wyoming General Contact Form
Date: Monday, March 2, 2026 7:02:08 AM
Attachments: [Outlook-p5exkmfl.png](#)

Connor Zuidema

Admin Assistant – City Manager’s Office

616.498.7835 (cell) 616.530.7272 (desk)

Connor.Zuidema@wyomingmi.gov

www.wyomingmi.gov

CITY OF WYOMING

From: Do_Not_Reply@WyomingMI.gov <Do_Not_Reply@WyomingMI.gov>
Sent: Saturday, February 28, 2026 9:17 AM
To: Web Feedback <Feedback@wyomingmi.gov>
Subject: City of Wyoming General Contact Form

Results From: City of Wyoming General Contact Form	
Submitted By:	Unauthenticated User IP: 108.203.171.57
First Name:	Erin
Last Name:	Chapin
	<p>I own the property at 1945 Melvin st sw. I received a letter stating there is a proposal to change the industrial code within 600 ft of my property. If this goes through, I will have no choice but to sell my property. I already struggle to enjoy to my property with the atrocious smell from the turkey factory and the machinery noises coming from that area. . When I first noticed the smells from the turkey factory, I thought there was a predator of some kind disemboweling smaller animals and leaving them to rot. It smells that bad. Speaking to my neighbors enlightened me that they have been complaining to the city for years about this smell and when someone finally went to the factory to follow up, they were met with many violations. The smell has been less consistent since then, but it still drives me indoors when I would rather be outside Then there is the constant back up warning *beep *beep *beep *beep from hi-lo's. I can't open my windows on a hot summer evening, enjoy time spent in my garden, or spend time outdoors without headphones on. Which I think we can all agree, defeats the purpose of enjoying the outdoors. The auto shop nearby got rezoned to do heavier equipment and now I have to listen to those heavy machines groaning, clanking, and revving. I did not move here to</p>

Comments:	be pestered by industry. I moved into a quiet neighborhood to raise my kids and find enjoyment in life. Not to support industry and be another cog in the wheel of money making for the elite. How long until Lamar Park is also overrun by foul smells and nuisance noise, rendering it useless as well? Parkview Elementary is right in this neighborhood as well. Hundreds of young children attend school there and live here in this neighborhood. Have you considered how this new industry and the inevitable pollution it brings will effect their day to day lives? Health risks for all the families and retirees who live in this neighborhood? Vehemently, I say no to this proposal. I will be talking to my neighbors and forming a coalition against this proposal. We are a neighborhood of families. We are raising children, and living our lives. Some of us are enjoying retirement. Here, in this area. We walk our dogs, we go for runs, we go for bike rides, we take walks all outdoors. Do not ruin our neighborhood with increased pollution - noise, smell, health, and environmental kinds. I do not wish to live in that environment and I believe it is very easy to understand why when you put yourself in my position. These areas were zoned like they are for a reason - proximity to the homes of fellow humans. None us of want to live in an industrial park.
email:	Chapin875@gmail.com

WYOMING PLANNING COMMISSION
AGENDA ITEM
NO. 2

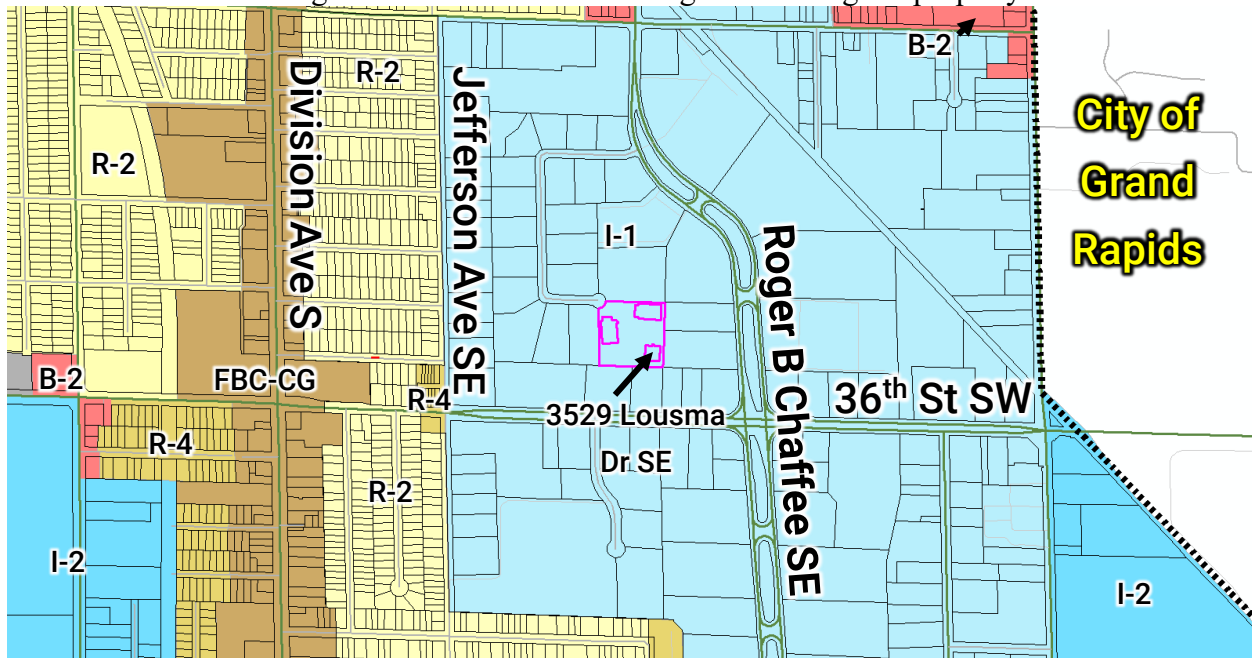
DATE DISTRIBUTED: March 10, 2026
PLANNING COMMISSION DATE: March 17, 2026
ACTION REQUESTED: Request for Special Land Use for trucks exceeding 5,500 pounds in vehicle weight and truck trailer sales and display, rental and repair
REQUESTED BY: Mike McNerney, Kemal Hamulic
REPORT PREPARED BY: Colton Hyble, Planner I

GENERAL LOCATION DESCRIPTION:

The property is located at 3529 Lousma Drive SE. The property is approximately 0.24 acres, designated as unit 3 of the Lousma Drive Condominium on 4.2 acres. The property is located along Lousma Drive SE, northwest of the intersection of 36th Street SW and Roger B Chaffee Memorial Boulevard SE.

EXISTING ZONING CHARACTERISTICS:

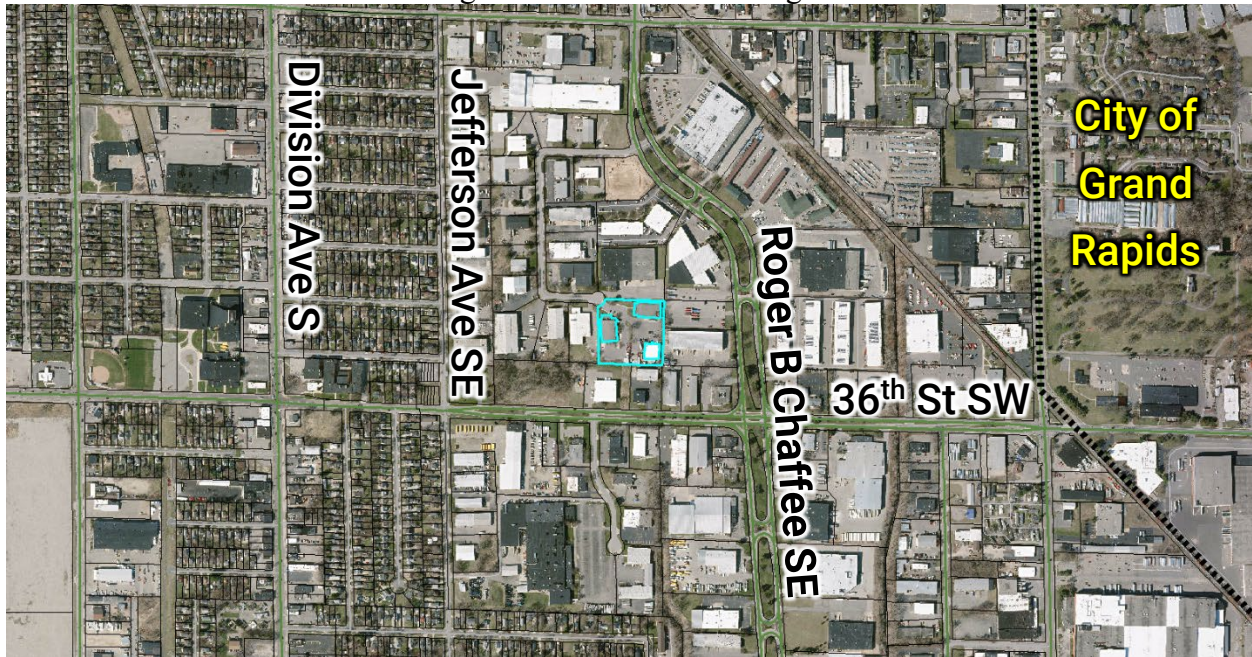
This site is zoned I-1 Light Industrial District. Zoning surrounding the property follows:



North: I-1 Light Industrial District, B-2 General Business District
South: I-1 Light Industrial District, R-2 Residential District, R-4 Residential District
East: I-1 Light Industrial District, I-2 General Industrial District, *City of Grand Rapids*
West: I-1 Light Industrial District, R-4 Residential District, R-2 Residential District, Form Based Code: Corridor General, B-2 General Business District

EXISTING LAND USE:

The 4.2 acre condominium has three buildings, one of which makes up the property at 3529 Lousma Drive SE. Uses surrounding the site are the following:



- North: Industrial – Contracting, Manufacturing, Warehousing, Wholesaling, Self-Storage Facility
- South: Industrial – Supply Store, Contracting, Manufacturing, Office, Residential – Single Family, Multi-Family
- East: Industrial – Professional Services, Supply Store, Manufacturing, Wholesaling, Plating, Printing, Detailing
- West: Industrial – Contracting, Fabrication, Wholesaling, Office, Residential – Single Family, Multi-Family, Place of Worship, Education, Commercial – Automotive Sales, Financial Institution, Restaurant, Grocery

PROJECT INFORMATION:

The applicant is proposing to utilize the existing 10,122 sq. ft. building at 3529 Lousma Drive SE to operate a light-duty fleet maintenance facility. No building construction, demolition, or major alterations to the site are proposed. The applicant’s proposed use includes oil changes, brake service, and similar minor mechanical repairs for delivery vans. No heavy-duty semi-trucks are proposed to be repaired, and any large mechanical work will take place at a different location. Within this commercial condominium, parking is shared between the proposed building at 3529 Lousma Drive SE (unit 3) and the building to the north (unit 2). Automotive repair for vehicles larger than 5,500 pounds requires special use approval in the I-1 Light Industrial District.

CONFORMANCE WITH ORDINANCE STANDARDS AND FINDINGS OF FACT:

Section 90-507(3) establishes general review standards for special approval uses:

(a) *The possible substantial and permanent adverse effect on neighboring property.*

The proposed use is surrounded by industrial uses in every direction and located within an existing industrial corridor of the City. Delivery van maintenance is a typical industrial use and considerably less intense than previous uses of this building, which consisted of semi-truck repair. All repair activities will be conducted within the building, and this use is not expected to adversely affect neighboring property.

(b) *The consistency with the spirit, purpose and intent of this chapter.*

This use aligns with the intention of the zoning code to facilitate proper land use and bring valuable services to the City of Wyoming.

(c) *The possible adverse effect upon traffic as related to the streets, churches, schools and any buildings within the immediate area.*

The proposed use is not expected to adversely affect traffic due to the existing road capacity serving the area and low traffic volumes. The existing building has 6 maintenance bays, and the applicant expects no more than 15 vans onsite at any given time. This represents a small volume that will not negatively impact nearby roads like Lousma Drive and Roger B Chaffee Memorial Boulevard, both of which consistently see industrial traffic without issue.

(d) *The tendency of the proposed use to create any type of blight within the immediate area.*

The proposed fleet van maintenance facility is expected to reduce blight in this area. This use represents a low-intensity industrial use that is not proposing any outdoor storage for equipment or materials. Staff expects this to improve the site.

(e) *The economic feasibility for the area.*

The proposed use is economically feasible considering the expanding delivery needs in the regional area caused from growth. The applicant currently operates on the east side of Michigan and has demonstrated the existing demand for this maintenance service in West Michigan. This use represents economic viability that is expected to grow in future years.

(f) *Any other factor as may relate to the public health, safety and welfare for persons and property.*

As it relates to public health and safety, the applicant will contain all industrial activities within the building, and the building will be brought up to all applicable fire and building codes. The applicant proposes to separate van traffic and employee traffic to the extent possible in the parking lot organization, which ensures that those who utilize this space can do so safely.

(g) *That all other provisions of this chapter are met for the proposed use.*

There are no additional requirements outlined in Sec. 90-508 for this special land use, which meets this standard.

Section 90-505 specifies the standards to apply to site plan review:

(1) *Adequacy of information. The site plan shall include all required information in sufficiently complete and understandable form to provide an accurate description of the proposed use(s) and structure(s).*

The applicant's site plan shows all required information to understand the proposed special land use and its impact on the property. This standard is met.

(2) *Buildings. Buildings and structures shall meet the minimum dimensional requirements of this article. Redevelopment of nonconforming structures shall bring the site into closer conformity to the extent deemed practical by the review authority. Expansions to nonconforming buildings shall be as provided for in section 90-903.*

The existing building meets all dimensional requirements, including setbacks, within the I-1 Light Industrial District. No changes are proposed to the building through any construction or demolition.

(3) *Privacy. The site design shall provide reasonable visual and sound privacy for dwelling units located adjacent to the site. Walls, berms, barriers and landscaping shall be used, as appropriate, for the protection and enhancement of property and the privacy of adjacent uses.*

Existing chain link fencing is located along the eastern portion of the existing building to protect and screen mechanical equipment. No additional privacy measures are required, since the applicant is not proposing any outdoor storage of materials.

(4) *Preservation of natural areas. The landscape shall be preserved in its natural state, insofar as practicable, by strategic building placement, minimizing tree and soil removal, alteration to the natural drainage courses, and the amount of cutting, filling and grading. Insofar as practical, natural features and the site topography shall be incorporated into the proposed site design.*

The existing vegetation and mature trees meet the requirements of Sec. 90-328 regarding landscaping. Parking may not be located in any landscaping areas shown on the site plan.

(5) *Drainage. Stormwater management system and facilities shall preserve natural drainage characteristics and enhance the aesthetics of the site to the maximum extent possible, and shall not substantially reduce or increase the natural retention or storage capacity of any wetland, water body, or watercourse, or cause alterations which could increase flooding or water pollution on or off the site.*

The City's Engineering Office has ensured that no drainage requirements exist since the applicant is not altering the site through construction or demolition.

(6) *Soil erosion. Measures are included to prevent soil erosion and sedimentation.*
Since no site changes are proposed, there are no soil erosion measures that need to be met through this project. This standard is met, as confirmed by the City's Engineering Office.

(7) *Ingress and egress. Every structure and dwelling unit shall be provided with adequate means of ingress and egress via public streets and walkways. Access to the site shall be located and designed to ensure minimal impact on the safety and efficiency of traffic flow along all adjoining roadways. All access points shall comply with the access management requirements of section 90-603.*

The site has ingress and egress via Lousma Drive SE, which is a public street and meets the requirements of this standard.

(8) *Emergency vehicle access. All buildings and site circulation shall be arranged to permit emergency vehicle access by practicable means to all buildings and areas of the site.*

The City's Fire Marshal and Public Safety Department can adequately access the site for any emergency response. Conditions of Knox system installation and meeting applicable fire codes are included, and the applicant will meet these requirements through the permitting process.

(9) *Vehicular circulation layout. The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets and pedestrian pathways in the area. Public streets adjacent or through the proposed development shall be required when it is essential to promoting and protecting public health, safety and general welfare and to provide continuity to the public road system.*

The parking lot is configured to accommodate larger fleet vans while allowing for adequate drive aisles and employee parking space. The proposed parking lot layout meets the requirements for shared parking between units 2 and 3. All other applicable code requirements for parking lots and loading spaces in Sections 90-600, 90-601, and 90-602 are met.

(10) *Pedestrian circulation. The site plan shall provide a pedestrian circulation system which is insulated as completely as is reasonably possible from the vehicular circulation system.*

Pedestrian entrances to the building are located on the northern and western portions of the building. Between fleet van parking and employee parking, there is a 40-foot drive aisle that will insulate employee parking areas from van traffic. This is expected to allow pedestrians to navigate the site with ease. No public sidewalk infrastructure exists along Lousma Drive SE, and the site plan meets the minimum requirements for pedestrian circulation.

- (11) *Traffic impact. The expected volume of traffic to be generated by the proposed use shall not adversely affect existing roads and traffic patterns. Roadway access shall minimize excessive vehicle traffic on local residential streets to reduce the possibility of any adverse effects upon adjacent property. Projects expected to have 50 or more peak hour directional trips or 500 or more vehicle trips daily shall provide a traffic impact study, as outlined in subsection 90-504(3), above.*

The applicant's proposed use will have low traffic volumes that do not adversely affect existing roads or traffic patterns. The expected traffic type is less intense than typical industrial uses, consisting of employee vehicles and delivery fleet vans.

- (12) *Public services. The scale and design of the proposed development shall facilitate the adequate provision of services currently furnished by or that may be required of the city or other public agency including, but not limited to, fire and police protection, stormwater management, sanitary sewage removal and treatment, traffic control and administrative services.*

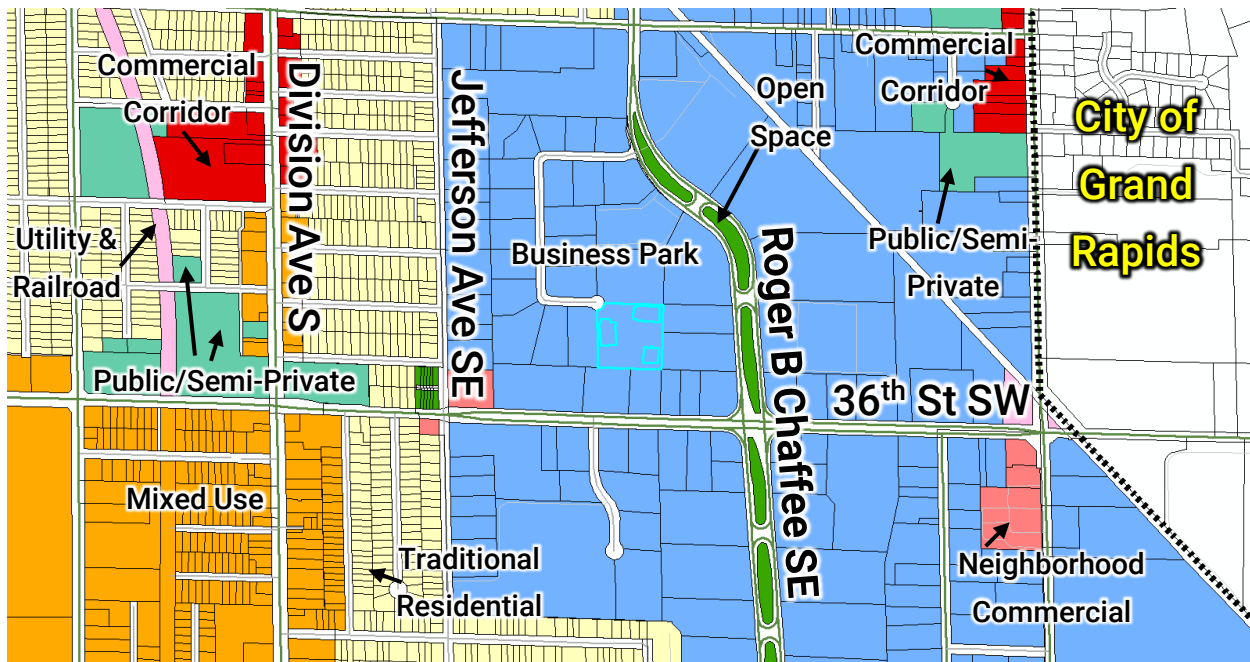
The site is currently served by public utilities and services within the City of Wyoming.

- (13) *Site redevelopment. Redevelopment of existing sites shall conform to the site improvement provisions of this article to the extent deemed practical by the reviewing authority. The extent of upgrade to site improvements shall be relative to and proportionate with the extent of redevelopment or expansion in accordance with the nonconforming site requirements of section 90-903.*

Through this special land use with no new building construction or demolition, the applicant will meet any applicable building or fire codes to ensure the building meets current requirements.

ALIGNMENT WITH MASTER PLAN:

The City’s Master Plan, Wyoming [re] Imagined was adopted in 2021. The future land use for the site is noted as Business Park, which consists of employment centers, smaller scale industrial areas, and office or medical complexes. The master plan calls for design quality, traffic impacts, parking supply, and beautification to be integrated into these areas. The proposed special land aligns with these goals through the provision of adequate parking, less intense traffic mixes, and a clean exterior site with no outdoor storage.



CONFORMANCE WITH THE CITY OF WYOMING SUSTAINABILITY PRINCIPLES:

Sustainability: The advancement and promotion, with equal priority, of environmental quality, economic strength, and social equity so that a stable and vibrant community can be assured for current and future generations.

The applicant’s proposed use of this site demonstrates the recent growth and continued industrial economic strength in Wyoming. New businesses entering Wyoming continue to diversify the service offering types.

RECOMMENDED CONDITIONS TO APPROVAL

1. The applicant shall work with the Wyoming Fire Department to address all comments noted in their review:
 - a) Knox systems required.
 - b) Must follow all building/fire codes throughout the construction process. Provide plans/permit as required based on use.
 - c) Building may need to be fully sprinkled if not currently.

- d) Final inspection shall be performed with Fire Marshal.
2. The applicant shall work with the Wyoming Planning Office to address all comments noted in their review:
- a) All signage must meet requirements of Article comply with all elements of the Sign Code (Section 90-700).
 - b) Vehicle parking may not be located in any landscaping areas shown on the site plan.

PLANNING COMMISSION ACTION:

The Development Review Team recommends the Planning Commission grant special use approval for trucks exceeding 5,500 pounds in vehicle weight and truck trailer sales and display, rental and repair at 3529 Lousma Drive SE and, in a separate motion, grant site plan approval, subject to conditions 1-2.

DEVELOPMENT REVIEW TEAM:

Nicole Hofert, Deputy City Manager

Aaron Vis, Director of Public Works

Lew Manley, Building Official

Kip Snyder, Director of Public Safety

Joel Klaassen, Acting Director of Community and Economic Development

McInerney AUTO CENTER

100 W. 14 Mile Rd, Troy, MI 48083
248-900-5337
mcinerneyauto.com

Proposed Use Narrative – McInerney Auto Center, to be located at 3529 Lousma Dr. SE, Wyoming, MI 49548.

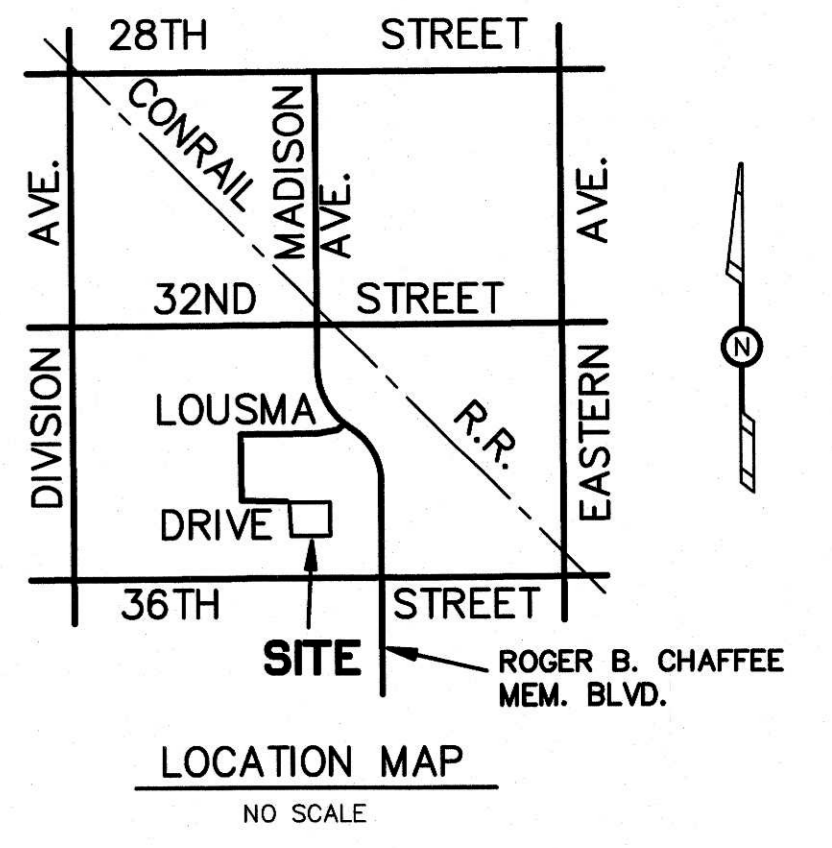
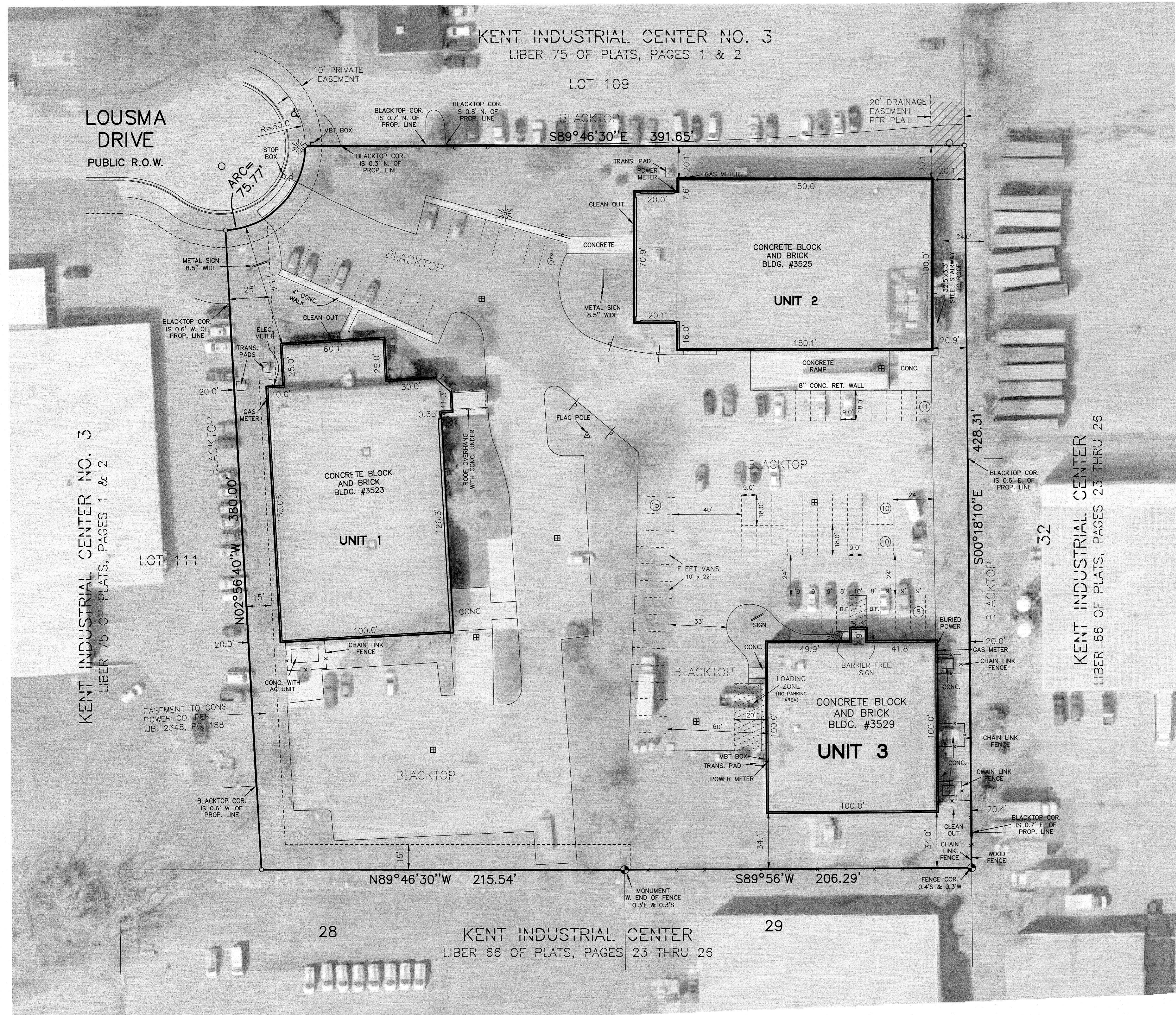
McInerney Auto Center, based in Troy, Michigan, is proposing to utilize the subject property to provide light-duty fleet vehicle maintenance in support of Amazon's regional distribution operations in the Grand Rapids area. Amazon is in need of a facility like this in the area in order to handle excess mechanical issues that arise on a daily basis.

The work performed at this location will be limited to routine and light mechanical services, including oil changes, tire and wheel service, brake service, and minor mechanical repairs. No heavy engine repair, major drivetrain work, or long-term vehicle storage will occur on-site. Any major mechanical or engine-related repairs will be handled at McInerney Auto Center's primary facility in Troy, Michigan.

The site will accommodate approximately 10–15 fleet vans at any given time, consisting of vehicles awaiting service and vehicles that have been serviced and are staged for pickup. In addition, 1–2 parking spaces will be utilized for employee parking. All vehicles serviced at this location are standard fleet vans; no Class 8 trucks or heavy commercial vehicles are proposed.

Historically, the property supported Class 8 semi-truck parking and repair activity, representing a significantly more intensive use than what is currently proposed. The planned operation represents a reduction in vehicle size, operational intensity, noise, and overall impact compared to the site's prior use.

Operations will be conducted entirely within the existing building footprint, with no exterior storage of parts, materials, or inoperable vehicles. The proposed use is intended to be orderly, low-impact, and compatible with surrounding properties, while supporting regional logistics and fleet maintenance needs.

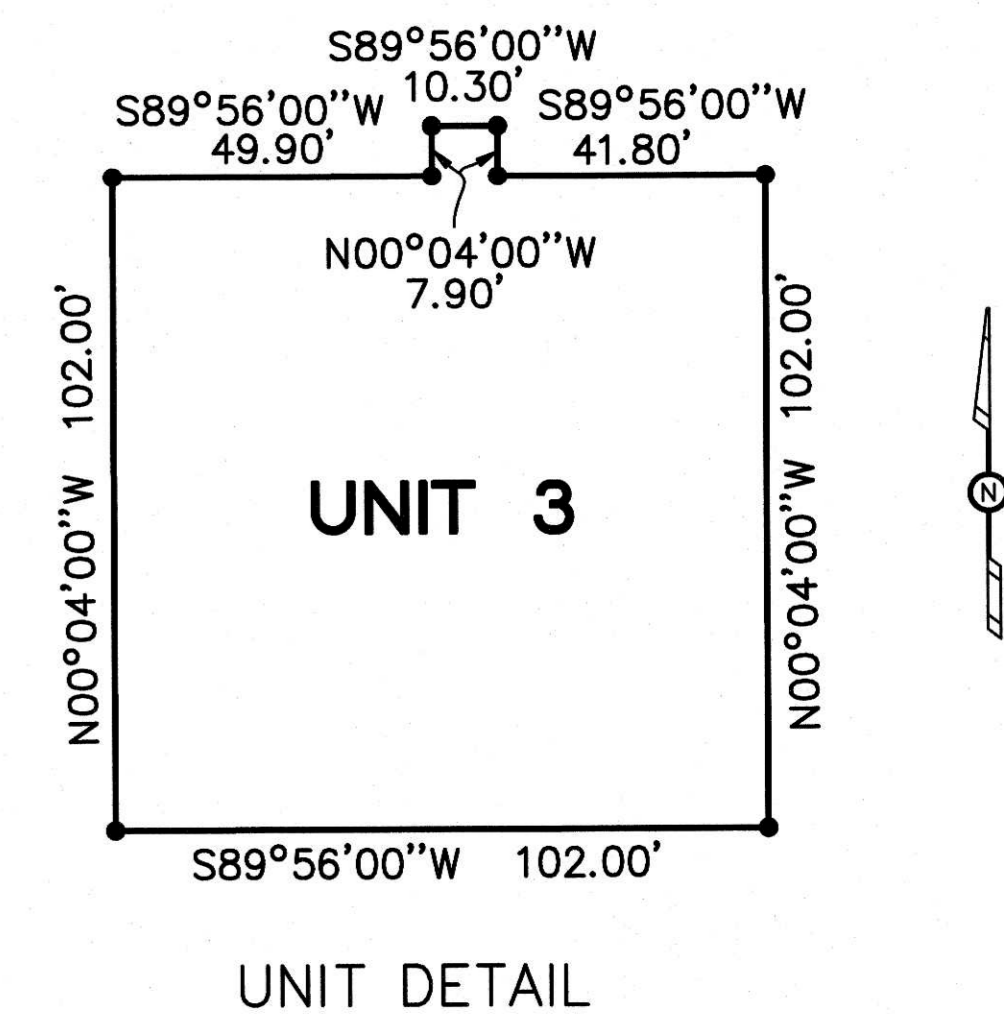


Parking Requirements:

Required:	Office:	1 space per 400 sq. ft., minimum 5 spaces
	Warehouse:	1 space per 1500 sq. ft.
	Vehicle Repair:	2 spaces per stall plus 1 space per employee

UNIT 2	Office = 1400 sq. ft.	= 5 spaces
	Warehouse = 15,000 sq. ft.	= 10 spaces
	required = 15 spaces	

UNIT 3	Office = 1000 sq. ft.	= 5 spaces
	Vehicle Repair = 6 stalls	= 12 spaces
	2 employees	= 2 spaces
	required = 19 spaces	



Parcel Description:
 (per Warranty Deed, Instrument No. 20180301-0015473)
 Land situated in the City of Wyoming, Kent County, Michigan:
 Unit 3 of Louσμα Drive Condominium, a Commercial Condominium, according to the Master Deed recorded in Instrument 20030823-0125021 and the Agreement to Amend Condominium Master Deed and Bylaws recorded in Instrument 20070723-0072980 and the First Amendment to the Master Deed recorded in Instrument 20071129-0113547 and amendments thereto, if any, and designated as Kent County Condominium Subdivision Plan No. 626, together with rights in general common elements and limited common elements as set forth in said Master Deed as and described in Act 59 of the Public Acts of 1978, as amended

41-18-390-003
 Commonly known as: 3529 Louσμα Dr. SE, Wyoming, MI 49548



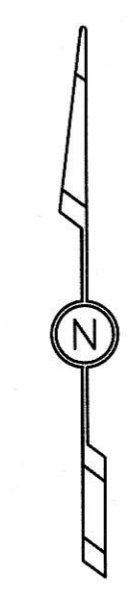
SKETCH PLAN
RE: 3529 LOUSMA DRIVE SE, WYOMING, MI
FOR: MCINERNEY AUTO CENTER, LLC
ATTN: MIKE MCINERNEY
100 W. 14 MILE ROAD
TROY MI 48083
 PART OF THE SE 1/4 & SW 1/4, SECTION 18, T6N, R1W, CITY OF WYOMING, KENT COUNTY, MICHIGAN

exxel engineering, inc.
 planners • engineers • surveyors
 5252 Clyde Park, S.W. • Grand Rapids, MI 49509
 Phone: (616) 531-3660 www.exxelengineering.com

02/19/26	updates	kjv	DRAWN BY:	KJV	PROJ. ENG.:	RTL
DATE	REVISION	BY	APPROVED BY:	RTL	PROJ. SURV.:	KJV
			FILE NO.:	261109E	DATE:	02/12/2026

SHEET 1 of 1

- SCALE: 1" = 30'
- ⊕ = UTILITY POLE & GUY WIRE
 - ☼ = LIGHT POLE
 - ⊙ = CLEANOUT
 - ⊙ = STOP BOX
 - = FENCE LINE
 - = OVERHEAD WIRES



WYOMING PLANNING COMMISSION
AGENDA ITEM
NO. 3

DATE DISTRIBUTED: March 10, 2026

PLANNING COMMISSION DATE: March 17, 2026

ACTION REQUESTED: Request to amend Zoning Code Sections 90-201 "Definitions A", 90-219 "Definitions S", 90-220 "Definitions T", 90-320 "Automobile service stations and public garages", 90-407B "Principal permitted uses", 90-408B "Permitted uses after special approval", 90-425B "Permitted uses after special approval", 90-430B "Principal permitted uses", 90-431B "Permitted uses after special approval", 90-508 "Requirements for permitted uses after special approval"

REQUESTED BY: Wyoming Planning Staff

REPORT PREPARED BY: Joe Blair, Planner II

GENERAL BACKGROUND:

As is commonly done with an established zoning ordinance, the Planning Staff reviews the ordinance for any additions, deletions, or corrections that may be necessary to maintain the spirit and intent of the document. Typically, these alterations are the result of resident petitions, City Council direction, Planning Commission feedback, interpretation requests, or issues that arise when interacting with the zoning ordinance with developers. This amendment was prompted through interactions with automotive use developers and business owners, wherein there was confusion as to which use required State of Michigan licensing approvals.

These recommended changes to the zoning code are to update the existing definition of Automobile to encompass the existing automotive uses that exist within the use tables, as well as to identify the differences in requirements for automotive uses versus their generic commercial or industrial counterparts. These changes are not to allow more uses within existing corridors, but to make clearer the requirements for development.

PURPOSE FOR ZONING ORDINANCE AMENDMENTS:

City staff is recommending updating the following sections for the following reasons:

Updating Definitions (Sections 90-201, 90-219, and 90-220)

This change is to multiple sections of the zoning code to bring all elements of Automotive uses under one umbrella, while also making clear what the use type is. These updates include revisions to the definitions of Automobile Body shops, Automobile Car Wash Establishments, New and Used Car Dealerships, Automobile Gas Stations, Automobile Impound Lots, Automobile Repair/Service Facilities, Automobile Salvage Yards, and Automobile Showrooms. This also has the added benefit of being closer in language to the State of Michigan’s Licensing requirements, making it clear to operators and business owners what they would need to obtain from the state in order to open their business in Wyoming.

Concurrently, Staff is recommending revising the definitions of Salvage Yards, Scrap Metal Processors, and Showrooms to delineate the difference between a non-specific commercial or industrial use and their automotive counterparts.

Lastly, Staff is recommending the addition of the definition of “Truck Lot” to replace the overly complicated “Trucks exceeding 5,500 pounds in vehicle weight and truck trailer sales and display, rental and repair” use that exists within the industrial district.

Updating Names of Uses within Zoning Districts (90-407B, 90-408B, 90-425B, 90-430B, 90-431B)

With the new definitions of Automobile Uses, and the revised Salvage Yard, Scrap Metal Processor, Showroom, and Truck Lot definitions, Staff is recommending that all references to these uses be updated as well. This would not add additional uses that were not previously allowed, but clarify existing uses and separate uses that had previously been grouped into their own category.

Updating the Special Use Table (90-508)

This change is to revise the name of the Automobile Gasoline Station use that already exists within the special use table to have it match the new definition and revised use name.

PROPOSED ORDINANCE AMENDMENT:

Staff recommends the following attached ordinances. The proposed text amendments have been highlighted in **green ink**.

PLANNING COMMISSION ACTION:

The Development Review Team recommends that Planning Commission adopt the proposed text amendments to Sections 90-201 ”Definitions A”, 90-219 “Definitions S”, 90-220 “Definitions T”, 90-320 “Automobile service stations and public garages”, 90-407B “Principal permitted uses”, 90-408B “Permitted uses after special approval”, 90-425B “Permitted uses after special approval”, 90-430B “Principal permitted uses”, 90-431B “Permitted uses after special

approval”, 90-508 “Requirements for permitted uses after special approval” and recommend the same to City Council.

DEVELOPMENT REVIEW TEAM:

Nicole Hofert, Deputy City Manager

Aaron Vis, Director of Public Works

Lew Manley, Building Official

Kip Snyder, Director of Public Safety

ORDINANCE NO. __-26

ORDINANCE request to amend Zoning Code Sections 90-201 "Definitions A", 90-219 "Definitions S", 90-220 "Definitions T", 90-320 "Automobile service stations and public garages", 90-407B "Principal permitted uses", 90-408B "Permitted uses after special approval", 90-425B "Permitted uses after special approval", 90-430B "Principal permitted uses", 90-431B "Permitted uses after special approval", 90-508 "Requirements for permitted uses after special approval"

THE CITY OF WYOMING ORDAINS:

Section 1. That Chapter 90, Article 2, Section 90-201 of the Code of Ordinances, City of Wyoming, Michigan is amended to read as follows:

Section 90-201. - Definitions "A".

Accessible: A term used to describe a parcel of land that has frontage on, and vehicular access to, an improved public road or an improved private road that has been approved by the city.

Access management: A technique to improve traffic operations along a major roadway and decrease the potential for accidents through the control of driveway locations and design; consideration of the relationship of traffic activity for properties adjacent to, and across from, one another; and the promotion of alternatives to direct access.

Accessory Dwelling Unit (ADU): a house or apartment that shares a building lot with, and is incidental to, a larger primary dwelling unit.

Accessory use, building, or structure: A use, building or structure which is clearly incidental to, customarily found in connection with, subordinate to, and located on the same zoning lot as the principal use to which it is related, and devoted exclusively to the main use of the premises.

Administrative approval: The city departments of building, planning, fire, assessing, public works and engineering who grant site plan approval for those development projects that do not require planning commission authorization.

Administrative review: The city departments of building, planning, fire, assessing, public works and engineering whose responsibility is to review and comment on site plan submittals prior to planning commission review.

Adult business: a business establishment catering to adults only, as defined in Article I, Section 14-2 of the City of Wyoming Code of Ordinances.

Adult care facilities:

- (1) *Adult care facilities, state-licensed:* A facility for the care of adults, over 18 years of age, as licensed and regulated by the state under Michigan Public Act 218 of 1979, and rules promulgated by the state department of human services, providing foster care to adults. It includes facilities and foster care homes for adults who are aged, mentally ill, developmentally disabled, or physically handicapped who require supervision on an ongoing basis, but do not require continuous nursing care. An adult foster care facility does not include nursing homes, homes for the aged, hospitals, alcohol or substance abuse rehabilitation center, or a residential center for persons released from or assigned to a correctional facility.
- (2) *Adult day care facility:* A facility other than a private residence, which provides care for more than six adults for less than a 24-hour period.

- (3) *Adult foster care family home*: A private home with the approved capacity to receive six or fewer adults to be provided with foster care for 24 hours a day for five or more days a week and for two or more consecutive weeks. The adult foster care family home licensee must be a member of the household and an occupant of the residence.
- (4) *Adult foster care large group home*: A private home with approved capacity to receive at least 13 but not more than 20 adults to be provided supervision, personal care, and protection, in addition to room and board, for compensation, for 24 hours a day, five or more days a week, and for two or more consecutive weeks.
- (5) *Adult foster care small group home*: A private home with the approved capacity to receive seven to 12 adults who are provided supervision, personal care, and protection in addition to room and board, for 24 hours a day, five or more days a week, and for two or more consecutive weeks for compensation.
- (6) *Congregate adult care facility*: A private home with the approved capacity to receive more than 20 adults.

Animal:

- (1) *Boarding Facility*: a business wherein domestic animals over the age of four months may be brought for overnight boarding.
 - a. *Animal Boarding Facilities* must be contained entirely within an enclosed building.
 - b. *Animal Boarding Facilities* are subject to any additional regulations set forth by Kent County or the State of Michigan.
- (2) *Daycare/Grooming Facility*: a business wherein domestic animals may be brought during daytime hours for grooming, obedience training, exercising, socializing, and other similar types of care.
 - a. *Animal Daycare/Grooming Facilities* must be contained entirely within an enclosed building.
 - b. This use excludes overnight boarding (See *Animal Boarding Facility*)
- (3) *Domestic*: Any animal customarily kept by humans indoors for companionship, including, but not limited to, dogs, cats, birds, fish, rabbits, hamsters, mice, turtles, and the like.
- (4) *Exotic*: Any species of animal not considered domestic or livestock.
- (5) *Kennel*: A business wherein three or more domestic animals over the age of four months are kept for the purpose of breeding, boarding, grooming, hobby, sale, or sporting activity.
 - a. *Kennels* may include the outdoor use of property for exercise yards, pens, and other similar accessory uses.
 - b. *Kennels* are subject to the regulations set forth herein regulating private kennels and to any additional regulations set forth by Kent County or the State of Michigan.
- (6) *Livestock*: Any domesticated animal typically raised for food, fiber, or agricultural use, including, but not limited to, cattle, sheep, goats, swine, horses, mules, bees, and poultry. Livestock animals are allowed only in conjunction with a permitted Agricultural Use, and as permitted by the Building Official.

Athletic training facility. A specialized indoor facility provided for the training needs and related activities of athletes. Unlike a health club, these facilities are primarily for the prearranged use of specific teams and programs, rather than for general public walk-in use. This use includes specialized sports facilities, such as ball courts, hockey rinks, gymnasiums, gymnastics, and pools, and may include weight rooms, classrooms and meeting space. Activities may include training sessions, practices and competitive events.

Automobile:

- ***Bodyshop:*** a business that specializes in bodywork repairs. This may also include painting and refinishing facilities.
- ***Car Wash Establishment:*** a business where the primary use is the washing or cleaning of automobiles under 5,500 lbs in vehicle weight.
- ***Dealership (New):*** a business where the primary use is the sale and display of new automotive vehicles, as defined by the State of Michigan’s Licensing and Regulatory Authority. Outdoor display of vehicles is permitted, as regulated by the appropriate zoning district. This definition excludes trucks exceeding 5,500 lbs in vehicle weight and recreational vehicles.
- ***Dealership (Used):*** a business where the primary use is the sale and display of used automotive vehicles, as defined by the State of Michigan’s Licensing and Regulatory Authority. Outdoor display of vehicles is permitted, as regulated by the appropriate zoning district. This definition excludes trucks exceeding 5,500 lbs in vehicle weight and recreational vehicles.
- ***Gasoline Station:*** a business where the primary use is the sale of fuel (i.e. gasoline and diesel) typically featuring pumps for self-service fueling. Accessory uses include restaurants and convenience stores, and a limited selection of outdoor sales (i.e. propane, ice, etc). For general requirements, see Section 90-320
- ***Impound Lot:*** An outdoor facility where operable or inoperable automobiles are temporarily stored. This may include Distressed Vehicle Transporter facilities, as defined by the State of Michigan’s Licensing and Regulatory Authority.
- ***Repair and Service Facility:*** a business where the primary use is the repair and general maintenance of automobiles under 5,500lbs in vehicle weight entirely within an enclosed building. This definition excludes bodyshops.
- ***Salvage Yard:*** An outdoor facility where inoperable automobiles are stored, dismantled, or processed. This includes Distressed Vehicle Transporter, Vehicle Scrap Metal Processor, Vehicle Salvage Pool, and Automotive Recycler facilities as defined by the State of Michigan’s Licensing and Regulatory Authority.
- ***Showroom:*** a business where the primary use is the brokering of new or used automobiles, as defined by the State of Michigan’s Licensing and Regulatory Authority. Outdoor storage or display of inventory is prohibited.

Section 2. That Chapter 90, Article 2, Section 90-219 of the Code of Ordinances, City of Wyoming, Michigan is amended to read as follows:

Sec. 90-219. - Definitions “S”.

Salvage yards: An outdoor facility exceeding 200 square feet where inoperable automobiles, machinery, appliances, and other products are stored to be dismantled or processed.

Satellite television antenna or dish: A structure or an apparatus capable of receiving communications from a transmitter or a transmitter relay located in a planetary orbit.

School: An institution for the teaching of children or adults including primary and secondary schools, colleges, professional schools, dance schools, business schools, trade schools, art schools, and similar facilities.

- (1) *Private or business*: Any building or group of buildings, the use of which meets state requirements for primary, secondary, or higher education, offers instruction in the several branches of learning and study required to be taught in the public schools and which does not secure the major part of its funding from any governmental agency.
- (2) *Business, trade, technical, industrial or vocational*: A school established to provide for the teaching of industrial, aviation, clerical, managerial, or artistic skills. This definition applies to schools that are owned and operated privately for profit and that do not offer a complete educational curriculum (e.g., beauty school, modeling school).

Scrap Metal Processor: An outdoor facility where inoperable machinery, appliances, and other products are stored to be dismantled or processed. This excludes Automobile Salvage Yards.

Secondhand dealer:

- (1) Any person, including any corporation or other entity, whose business is that of dealing in buying, selling, storing or exchanging secondhand goods, articles or merchandise of any kind, including lead pipe, tools, lighting fixtures, plumbing fixtures, radios, watches, jewelry, precious stones, scrap metals, musical instruments, electrical motors, electrical appliances, firearms, automotive parts and accessories, bicycles, wearing apparel, micrometers, or any article of personal property or other valuable thing. This definition does not include:
 - a. Householders selling articles owned and possessed by themselves or executors or administrators of any such householder.
 - b. New articles, wares or merchandise from manufacturers, wholesale distributors or jobbers for retail sale to customers.
 - c. Used car dealers.
 - d. Secondhand or used tires when such tires are removed from vehicles to which such tires are attached in the presence of the person receiving them.
- (2) This definition does not apply to persons whose principal business is that of dealing in new goods, articles and merchandise and who do not buy secondhand goods, articles and merchandise outright, but occasionally accept in trade or repossess household appliances, watches, jewelry, precious stones and musical instruments.
- (3) Outdoor secondhand sales, except as otherwise permitted, are prohibited.
- (4) Temporary businesses established for the purchase or sale of secondhand merchandise are prohibited.
- (5) Nonprofit organizations selling donated goods are required to obtain special use approval.

Security and Crowd Management Plan: A written implementation program that identifies and proposes measures to maintain safety and security for large assemblies of people in buildings, such as event centers, convention centers, bars, nightclubs, and other similar uses. This plan benefits the patrons within the building while also minimizing potential negative impacts on nearby residents and businesses.

Self-storage warehouse or facility: A building or group of buildings in a controlled-access and fenced compound that contains varying sizes of individual, compartmentalized, and controlled-access stalls or lockers for the storage of customer's goods or wares.

Semi-trailer: A trailer, which may be enclosed or not enclosed, having wheels generally only at the rear, and supported in front by a truck tractor or towing vehicle.

Senior assisted living: A type of semi-independent housing facility for senior citizens containing congregate kitchen, dining, and living areas, but with separate sleeping rooms. Such facilities typically provide special support services, such as transportation and limited medical care.

Senior apartments and senior independent living: Multiple-family dwelling units occupied by persons 55 years of age or older. Units will include individual kitchen facilities; however, common dining and community facilities may be provided.

Service truck: A pick-up or van that is used in conjunction with a repair or maintenance business, such as a plumbing, electrical or carpentry business.

Setback line: A line marking the setback distance from the lot line which establishes the minimum required front, side, or rear yard of a lot.

Shopping center: A structure or group of structures located on the same lot or parcel which is developed in accordance with an overall plan and designed and built as an interrelated project that provides a variety of commercial uses and also provides for common off-street parking, pedestrian access and vehicular movements. Buildings constructed on out lots shall not be considered part of the shopping center unless access and parking easements are provided.

Showrooms (Other Automotive): a business where the primary use is the sale of trucks, motorcycles, trailers, recreation vehicles or boats. Outdoor storage or display of inventory is prohibited.

Sign: For definitions of specific sign types and terms, see [article 7](#).

Sight distance: The length of roadway visible to the driver. Generally related to the distance or time (perception/reaction time) sufficient for the driver to execute a maneuver (turn from driveway or side street, stop or pass) without striking another vehicle or object in the roadway. Required sight distance shall be based on the standards of the City of Wyoming Engineering Department.

Site plan: A scaled drawing containing all required information and drawn in compliance with Table 90-504, illustrating existing conditions and containing the elements required as applicable to the proposed development to ensure compliance with zoning provisions.

Special use approval: A use of land not permitted by right, but which is permitted within a particular zoning district after demonstration of compliance with specific special land use standards, as determined by the planning commission.

Story:

- (1) *Full story:* That portion of a building, other than a basement or mezzanine, included between the surface of any floor and the floor next above it, or if there is no floor above it, then the space between the floor and the ceiling above it.
- (2) *Half story:* The part of a building between a pitched roof and the uppermost full story, having a floor area which does not exceed 50 percent of the floor area of the story immediately below. Trilevel shall be considered as one and one-half stories. Figure 90-219-2.

Street:

- (1) *Alley:* A dedicated public way which affords only a secondary means of access to abutting property and is not intended for general traffic circulation, parking, standing or loading.
- (2) *Collector street:* A street used to carry traffic from local streets to arterials, including principal entrance streets of large residential developments or having a planned right-of-way width of at least 80 feet.
- (3) *Cul-de-sac:* A local street of short length, having one end permanently terminated by a vehicular turnaround.
- (4) *Local street:* A street used primarily for access to abutting properties.
- (5) *Major thoroughfare:* A street designed as a regional, major or minor arterial on the Wyoming Thoroughfare Plan, as adopted by the planning commission, in accordance with Act 285 of the Public Acts of Michigan of 1931 (MCL 125.31 et seq., as amended).
- (6) *Marginal access street:* A local street that is parallel and adjacent to arterials and which provides access to abutting properties and protection from through traffic.
- (7) *Private road:* A street that is owned, and maintained by the landowners served and has not been dedicated to the city, county or state as a public street.

- (8) *Public street*: A public dedicated right-of-way which affords traffic circulation and principal means of access to abutting property, including avenue, place, way, drive, line, boulevard, highway, road, and other thoroughfare, except an alley.

Structure: Anything constructed or erected, the use of which requires location above the ground or attached to something having location on the ground. A structure will include buildings (see "buildings"), fences, walls, decks, towers, pools, and other similar above ground structures.

Structural alteration: Any change in the supporting members of a building or structure, such as bearing walls or partitions, columns, beams or girders, or any change in the width or number of exits, or any substantial change in the roof.

Subdivision: The division of a tract of land into two or more lots, building sites, or other divisions for the purpose of sale or building development, in accordance with the Land Division Act and the Wyoming City Code - Subdivision Regulations, section 74-176, as amended.

Supportive housing program:

- (1) *Emergency shelter*: Any facility whose primary purpose is to provide temporary shelter for the homeless in general or for specific populations of the homeless.
- (2) *Permanent supportive housing*: Long-term, community-based housing that has supportive services for homeless persons with disabilities. This type of supportive housing enables special needs populations to live independently as possible in a permanent setting. Permanent housing can be provided in one structure or in several structures at one site or in multiple structures at scattered sites.
- (3) *Transitional housing program*: A project, including dwelling units but not group quarters, with the purpose of facilitating the movement of homeless individuals and families to permanent housing within a reasonable amount of time (e.g. 24 months).

Swimming pool: A permanent structure or container located either above or below grade designed to allow holding of water to a depth of greater than 24 inches, intended for swimming, bathing or relaxation. The definition of swimming pool includes spa, hot tubs and similar devices.

Section 3. That Chapter 90, Article 2, Section 90-220 of the Code of Ordinances, City of Wyoming, Michigan is amended to read as follows:

Sec. 90-220. - Definitions "T".

***Truck Lot*: a facility where the primary use is the sale, rental, display, and/or repair of vehicles exceeding 5,500 pounds in vehicle weight.**

Truck terminal: A structure to which goods, except raw or unprocessed agricultural products, natural minerals, equipment or other resources, are delivered for immediate distribution or to be amalgamated or divided for delivery in larger or smaller units to other points, or for distribution, amalgamation, or division involving transfer to other modes of transportation. Also, a semi-trailer storage yard facility.

Section 4. That Chapter 90, Article 3, Section 90-320 of the Code of Ordinances, City of Wyoming, Michigan is amended to read as follows:

Sec. 90-320. - Automobile ~~service~~ gasoline stations and public garages.

All automobile ~~service~~ gasoline stations erected after January 3, 1979, shall comply with all requirements of this section. No automobile ~~service~~ gasoline station existing on January 3, 1979, shall be structurally altered so as to provide a lesser degree of conformity with the provisions of this section than existed on January 3, 1979.

- (1) An automobile ~~service~~ gasoline station shall be located on a lot having a frontage along the principal street of not less than 140 feet, and having a minimum area of not less than 14,000 square feet.

- (2) An automobile ~~service~~ **gasoline** station building housing an office, facilities for servicing, greasing or washing motor vehicles shall be located at least 40 feet from any street lot line. All gasoline pumps shall be a minimum of 15 feet from all property lines.
- (3) Except for gas pumps, vacuums, and air compressors for vehicle tires, all equipment shall be enclosed entirely within a building.
- (4) An automobile ~~service~~ **gasoline** station located on a lot having an area of 14,000 square feet shall include not more than eight gasoline pumps and two enclosed stalls for servicing, lubricating, greasing or washing motor vehicles. An additional two gasoline pumps or one enclosed stall may be included with each additional 2,000 square feet of lot area.
- (5) Where an automobile ~~service~~ **gasoline** station adjoins property located in any residential zone, a masonry or concrete wall five feet in height shall be erected and maintained along the service station property line. All masonry or concrete walls shall be protected by a fixed curb or barrier to prevent vehicles from damaging the wall.
- (6) All exterior lighting, including illuminated signs, shall be erected and hooded or shielded so as to be deflected away from neighboring properties.
- (7) When an ~~structure designed and used for~~ automobile ~~service~~ **gasoline** station ~~or filling station purposes~~ ceases to operate on a continuing basis for a period of 180 consecutive days or more, the owner of the premises shall be served written notice by the building inspector of the requirement to, within 60 days of the date of such notice, either lawfully convert such structure to another permitted use in that district or board all windows, doors and openings of the structure and maintain the premises in the manner which shall not become detrimental to the general health, safety and welfare of the surrounding community.
- (8) Abandoned ~~automobile service or filling stations~~ automobile **gasoline** stations may be converted to ~~the a~~ use allowed in the district provided the applicable provisions of this chapter are met, the pumps and signs are removed and the underground storage tanks are abandoned according to city and state regulations.
- (9) **Where a restaurant is an accessory use to an automobile gasoline station, a drive-through window may be permitted pursuant to applicable code requirements for drive-through restaurants and as determined by the City Planner.**

Section 5. That Chapter 90, Article 4, Section 90-407B of the Code of Ordinances, City of Wyoming, Michigan is amended to read as follows:

Sec. 90-407B. - Principal permitted uses.

- (1) All uses permitted in the B-1 business district.
- (2) Retail businesses whose principal activity is the sale of new merchandise within a completely enclosed building. Up to 15 percent of the sales area may be used for the sale of used merchandise.
- (3) Business service establishments, such as office machine, printing and copying.
- (4) Any service establishment of an office, showroom or workshop nature, such as a decorator, upholsterer, caterer, exterminator, building contractor and similar establishments that require outlet, except that no outdoor storage yards shall be permitted.
- (5) Physical culture facilities, such as gymnasiums and reducing salons.
- (6) ~~Automobile, truck, motorcycle, trailer, recreation vehicle or boat showrooms, excluding outdoor storage or display of sales product.~~ **Automobile Showrooms**
- (7) Business schools or private schools operated for a profit.
- (8) ~~Automobile repair and service entirely within an enclosed building, except body shops, painting and refinishing, automobile washes, automobile gasoline and automobile service stations.~~ **Automobile Repair and Service Facilities**
- (9) Hotels and motels.
- (10) Printing and publishing.
- (11) Bus passenger station.

- (12) Funeral homes or mortuaries.
- (13) Veterinary hospitals and clinics, excluding outdoor use of property for exercise yards, pens and other similar uses.
- (14) Commercial greenhouses of less than 1,000 square feet in floor area.
- (15) Business recreation uses as follows:
 - a. Indoor theater.
 - b. Bowling alley.
 - c. Skating rink.
- (16) Accessory buildings and uses customarily included incidental to the above uses.
- (17) Off-street parking.
- (18) ~~Reserved.~~ Showrooms (Other Automotive)**
- (19) Reserved.
- (20) Nursery schools, day nurseries and child care facilities for the care of seven or more people, provided there is an on-site outdoor play area of at least 600 square feet and a fence of at least four feet in height to enclose the rear yard.
- (21) Reserved.
- (22) Athletic training facilities.

Section 6. That Chapter 90, Article 4, Section 90-408B of the Code of Ordinances, City of Wyoming, Michigan is amended to read as follows:

Sec. 90-408B. - Permitted uses after special approval.

The following uses may be permitted in the B-2 business district, subject to the approval of the planning commission:

- (1) All permitted uses after special approval in the B-1 business district.
- (2) Amusement machine parlors.
- (3) Automobile car wash establishments.
- (4) Drive through restaurants.
- (5) ~~Automobile gasoline and automobile service stations.~~ Automobile Gasoline Stations (see Section 90-320).**
- (6) Wholesale stores, storage facilities, warehouses, distributing plants, freezers and lockers. Not permitted in the downtown development authority area.
- (7) Open air business uses. Not permitted in the downtown development authority area, with the exception of outdoor dining with table service.
- (8) ~~New or used motor vehicles, except those trucks exceeding 5,500 pounds in vehicle weight, or recreation vehicles, including boats, snowmobiles, travel trailers, campers, motor homes, tents and accessory equipment sales or rental, wherein motor vehicles or recreation vehicles are stored or displayed outside.~~ Automobile Dealerships (New/Used)**
- (9) New or used mobile homes, excavation equipment, machinery or farm implement sales. Not permitted in the downtown development authority area.
- (10) Commercial greenhouses exceeding 1,000 square feet of floor area. Not permitted in the downtown development authority area.
- (11) College or university.
- (12) Radio or television tower.
- (13) Uses similar to the principal permitted uses of [section 90-407B](#) and not listed elsewhere in this chapter as a principal permitted use or special approval use.

- (14) Boardinghouses. Not permitted in the downtown development authority area.
- (15) Cocktail lounges, nightclubs, dancehalls, and bars.
- (16) Adult businesses as defined in Article I, [Section 14-2](#) of this Code. Not permitted in the downtown development authority area.
- (17) Billiard rooms and pool halls. Not permitted in the downtown development authority area.
- (18) Sales of used merchandise, pawnshop or secondhand dealers, and rental of new or used merchandise excluding motor vehicles.
- (19) Multiple family.
- (20) Places of Worship.
- (21) Community centers.
- (22) Outdoor cookers (when accessory to a brick-and-mortar restaurant) (see [Sec. 90-332](#)).
- (23) Transitional housing for more than ten individuals.
- (24) Permanent supportive housing for more than ten individuals.
- (25) Emergency shelter within 0.25 mile of a dedicated transit stop, medical clinic, or hospital.
- (26) Event Center.

Section 7. That Chapter 90, Article 4, Section 90-425B of the Code of Ordinances, City of Wyoming, Michigan is amended to read as follows:

Sec. 90-425B. - Permitted uses after special approval.

The following uses may be permitted in the I-1 light industrial district subject to the approval of the planning commission:

- (1) Truck terminals.
- (2) ~~Trucks exceeding 5,500 pounds in vehicle weight and truck trailer sales and display, rental and repair.~~ **Truck Lots**
- (3) Recreational vehicle storage yards.
- (4) Mineral extraction, borrow pit or topsoil removal.
- (5) Radio, television, microwave or wireless communication towers.
- (6) ~~Service stations, including accessory restaurant uses within the building. Drive through window access may be permitted.~~ **Automobile Gasoline Stations (see Section 90-320).**
- (7) Athletic training facilities.
- (8) Beverage alcohol production with accessory dining, including breweries, distilleries, and wineries.
- (9) Animal Kennels.

Section 8. That Chapter 90, Article 4, Section 90-430B of the Code of Ordinances, City of Wyoming, Michigan is amended to read as follows:

Sec. 90-430B. - Principal permitted uses.

In the I-2 industrial district, the following uses are permitted:

- (1) All principal permitted uses in the I-1 light industrial district.
- (2) ~~All permitted uses after special approval in the I-1 light industrial district except radio, television, microwave or wireless communication towers, service stations, including accessory restaurant uses~~

~~within the building, and athletic training facilities.~~ **Reserved.**

- (3) The assembly or manufacture of automobiles, automobile bodies, automotive engines, cigars and cigarettes, electrical fixtures, batteries and other electrical apparatus and hardware.
- (4) Metal stamping, pressing and buffing plants.
- (5) Plastering and polishing shops, painting and sheet metal shops, tire vulcanizing and recapping shops, undercoating and rustproofing shops, welding shops, and millwork lumber and planing mills.
- (6) Any other uses similar to any of the above uses.
- (7) Accessory buildings and uses customarily incidental to the above uses.
- (8) Off-street parking.
- (9) Billboards, when abutting a freeway or major thoroughfare.
- (10) **Truck Terminals.**
- (11) **Truck Lots.**
- (12) **Recreational vehicle storage yards.**
- (13) **Mineral extraction, borrow pit or topsoil removal.**
- (14) **Beverage alcohol production with accessory dining, including breweries, distilleries, and wineries.**

Section 9. That Chapter 90, Article 4, Section 90-431B of the Code of Ordinances, City of Wyoming, Michigan is amended to read as follows:

Sec. 90-431B. – Permitted uses after special approval

The following uses may be permitted in the I-2 industrial district subject to the approval of the planning commission:

- (1) Open storage yards of building and construction contractors and lumberyards.
- (2) Breweries, distilleries, Canning factories, chemical plants, and handling, storage, processing or disposal of solid or liquid waste materials.
- (3) ~~Salvage yards and recycling facilities.~~ **Recycling Facilities and Scrap Metal Processors, including Automobile Salvage Yards.**
- (4) Outdoor theaters.
- (5) Mining, excavating or other removal of sand, earth, minerals or other material naturally found in the earth.
- (6) **Automobile** Body Shops.
- (7) Sanitary landfill sites.
- (8) Radio, television, microwave or wireless communication towers.
- (9) Residential facilities to house persons on parole or probation.
- (10) ~~Service stations, including accessory restaurant uses within the building. Drive through window access may be permitted.~~ **Automobile Gasoline Stations (see Section 90-320).**
- (11) Athletic training facilities.

Section 10. That Chapter 90, Article 5, Section 90-508 of the Code of Ordinances, City of Wyoming, Michigan is amended to read as follows:

Sec. 90-508. – Requirements for permitted uses after special approval.

The following conditions shall be met for all special use approvals granted by the planning commission:

Use	Zoning Districts Permitted	Minimum Lot Area	Special Minimum Yard Special Requirements	Special Screening Requirements	Other Requirements
Adult business	B-2	—	—	—	<p>Not permitted in locations within 500 feet of a church, synagogue or other regular place of religious worship, public or private elementary, preschool or secondary school, public park, childcare center, entertainment business that is oriented primarily toward children or family entertainment; boundary of any residentially zoned district or any legal residential use not located within a residentially zoned district. Not permitted within 1,000 feet of any other adult business. The distance shall be measured from the location of the building or structure housing the adult business to the nearest point</p>

					of the other building, structure or use or from the nearest lot line of properties in a residentially zoned district or residentially used property.
Amusement machine parlors and pool parlors	B-2	—	—	—	Not permitted within 500 feet of any church.
Animal Boarding Facilities	B-1, B-2, B-3				
Animal Kennels	I-1				
Automobile car wash establishments	B-2	—	Minimum front yard setback of 40 feet for all structures.	—	Required off-street storage space for at least 4 automobiles per stall for manual or self-service establishments, 10 automobiles per stall for unattended and automatically attended establishments.
Automobile service Gasoline stations	B-2	14000 square feet	Minimum lot width of 140 feet	—	Site must be a corner lot abutting at least one major thoroughfare. No drive or curb opening may be located nearer than 20 feet to any interior lot line. See section 90-320 for additional requirements.
Breweries, distilleries, canning and chemical plants	I-1, I-2	—	—	—	Special consideration of accessory dining and potential odor or pollution nuisances
Cemeteries	R-1, R-2, ER, R-7	40 acres	All structures to be minimum of 100 feet from any lot line.	—	
Cocktail lounges, night clubs, taverns	B-2, B-3	—	—	—	Not permitted within 500 feet of any church or school.

Commercial greenhouses exceeding 1,000 square feet (see "Commercial greenhouses" & "of less than 1,000 sq. ft.")	R-1, R-2, ER, R-7, B-2, B-3	1 acre	All structures to be minimum of 40 feet from all lot lines.	—	—
Community centers	ER, R-1, R-2, R-4, R-7, B-2, B-3	—	—	—	Must be located on a major thoroughfare or collector street.
Emergency shelter	R-4, B-2	—	—	—	See section 90-333. Must be located within 0.25 mile of a dedicated transit stop, medical clinic, or hospital.
Kennels	I-2	5 acres	—	—	All outdoor runs or breeding areas to be enclosed on all sides by an obscuring wall or fence not less than 4 feet in height and located at least 50 feet from any property line.
Mineral extraction, borrow pit, topsoil removal	I-2	—	All structures to be minimum of 100 feet from all property lines.	Submission of screening plan required except for topsoil.	—
Motor vehicles sales and rental, outdoors	B-2	15,000 square feet	Minimum 7 feet wide greenbelt in front and secondary front yards in instances where existing buildings on the same lot are devoted to the business and are not expanded. Bumper blocks must be positioned in the adjoining vehicle display area so as to allow no more than 2 feet of vehicle overhang into the greenbelt.	—	—

Nursery schools, day nurseries and child care centers	R-1, R-2, R-4, ER, R-7, B-1, B-2, B-3, PUD-1	—	On-site play area of at least 600 square feet.	Fence at least 4 feet in height to enclose the rear yard.	—
Open air business uses	B-2	10,000 square feet	—	—	—
Outdoor Cookers	B-1, B-2, B-3	—	See section 90-332	See section 90-332	See section 90-332
Pawnshops	B-2	—	—	—	Not permitted in locations within 500 feet of an existing pawnshop or secondhand dealer, as measured between property lines.
Permanent supportive housing	R-4, B-1, B-2, B-3	—	—	—	See section 90-333
Private parks, country clubs, golf courses, and golf driving ranges	R-1, R-2, ER, R-7, PUD-1	5 acres	All structures to be minimum of 100 feet from any lot lines of adjacent residentially zoned districts.	—	—
Public, parochial or private elementary, intermediate or high schools	R-1, R-2, R-7, ER	5 acres elementary or K-8, 10 acres intermediate or high schools	Structure to be minimum of 50 feet from all property lines except for additions to existing school buildings having a setback of less than 50 feet, the existing building may be extended along the current setback line.	—	Site must abut and have all ingress and egress directly to major thoroughfares. Student drop off areas required away from street right-of-way. Site location sizing and design to minimize impact on adjacent residential uses to degree feasible.

Public utility buildings, telephone exchange buildings, former stations electric trans- and sub-stations, gas regulator stations	All districts	—	—	—	Application must provide evidence of necessity of proposed location.
Radio, television, microwave or wireless communication towers	B-1, B-2, B-3, I-1, I-2 and I-3	—	See sections 90-304 and 90-329	See sections 90-304 and 90-329	See sections 90-304 and 90-329
Recreation vehicle storage	I-1	5 acres	—	—	Storage area to be enclosed by a solid fence 5 feet in height. Additional height may be permitted for barbed wire cardling.
Secondhand dealers	B-1, B-2, B-3, PUD-1, PUD-2, PUD-3	—	—	—	Business location must be a minimum of 250 feet from another use in this category.
Sanitary landfill sites	I-2	30 acres	—	Submission of screening plan required.	—
Transitional Housing	R-4, B-1, B-2, B-3	—	—	—	See section 90-333

Note—The requirements noted in this section are in addition to, or, where in conflict, supersede those general requirements for each zoning district. For all permitted uses after special approval, the planning commission shall conduct a public hearing. Following such hearing, the planning commission may grant approval for such application, provided it shall find the proposal is essential and desirable.

The planning commission may impose such requirements and conditions as may be necessary to protect neighboring property, promote public convenience, health, safety and welfare, or make the use conform more closely with the spirit, purpose and intent of this chapter. In determining other requirements and whether the proposed use is essential and desirable the following information shall be considered by the planning commission:

- (1) The possible substantial and permanent effect on neighboring property.
- (2) The consistency with the spirit, purpose and intent of this chapter.
- (3) The possible effect upon traffic as related to the streets, churches, schools and any buildings within the immediate area.
- (4) The tendency of the proposed use to create any type of blight within the immediate area.
- (5) The economic feasibility for the area.
- (6) Any other factor as may relate to the public health, safety and welfare for persons and property.

Section 11. That, if codified by MuniCode, MuniCode shall incorporate this ordinance into the Code of Ordinances, City of Wyoming, Michigan in exactly the format provided without changing any section numbering or other provisions.

Section 12. That this ordinance shall take effect upon the later of 15 days after its adoption or upon publication as required by applicable law.

Kelli A. Vandenberg
Wyoming City Clerk

Ordinance No. _-26